



5 Year Strategic Plan

This document includes Narrative Responses to specific questions that grantees of the Community Development Block Grant, HOME Investment Partnership, Housing Opportunities for People with AIDS and Emergency Shelter Grants Programs must respond to in order to be compliant with the Consolidated Planning Regulations.

Executive Summary

Include the objectives and outcomes identified in the plan and an evaluation of past performance.

5 Year Strategic Plan Executive Summary:

The Town of Huntington is required by law every five years to prepare a consolidated Plan to receive federal funds from the US Department of Housing and Urban Development (HUD). The Consolidated Plan combines in one report important information about Town Of Huntington demographics and economic activity as well as information on the housing and economic needs of its low and moderate-income residents.

All funding recommendations for programs operated with these funds were evaluated based on their ability to help the Town of Huntington meet the goals and priorities established in this plan.

The next five years the Town of Huntington is required to prepare a one year action plan to notify citizens and HUD of the Towns intended actions during that particular fiscal year. The Action Plan includes citizen input is due annually to HUD by April 1st. The action plan is developed under HUD guidelines and serves as the application for Community Development Block Grant funds.

The Consolidated Plan is a five-year planning tool.

1) The Consolidated Plan identifies current situations, assesses to prioritize community needs, and develops a strategy according to the Towns' long-term objectives, in order to distribute and allocate Community Development Block Grant (CDBG) resources. These programs provide primary benefits to low and moderate-income persons, but also serve to eliminate blight conditions throughout the Town.

The purpose of this document is to enable the Huntington Community Development Agency and the Department of Housing and Urban Development to assess all program efforts; and to determine whether the Town of Huntington is meeting the needs of the targeted populations.

The Consolidated plan covers fiscal years 2010 through 2014. It is prepared in compliance with the requirements of the United State Department of Housing and Urban Development (HUD) as a plan for the Town of Huntington to allocate approximately 5 million in Community Development Block Grant Funds (CDBG) over a five year period.

2) This document presents a strategy to address goals establishing by: providing decent housing, providing a suitable living environment, and providing expanded economic opportunities. These programs are primarily aimed to benefit families and individuals of low and moderate income, i.e. 80% of median family income.

3) The programs are to provide decent housing. Included within this broad goal are the following:

- o First to assist homeless persons to obtain affordable housing; retain the affordable housing stock; increase the availability of permanent housing that is affordable to low-income Americans without discrimination; and increase supportive housing that includes structural features and services enabling persons with special needs to live in dignity.
- o Second the programs are to provide a suitable living environment.

This includes improving the safety and livability of neighborhoods; increasing access to quality facilities and services; reducing the isolation of income groups within areas by increasing housing opportunities and revitalizing deteriorating neighborhoods; restoring and preserving natural and physical features of special value for historic, architectural, or aesthetic reasons; and conserving energy resources.

- o The third major statutory goal of the programs is to expand economic opportunities.

Within this goal are creating jobs accessible to low and very low-income persons; providing access to credit for community development that promotes long-term economic and social viability; and empowering low and very low-income persons in federally assisted and public housing to achieve self-sufficiency.

4) Housing and community development needs:

- o The needs analysis provides a comprehensive evaluation of housing needs in the Town of Huntington, an estimate of needs based on HUD data, analysis of housing problems, and the analysis will be utilized to define priorities for the allocation of community development block grant funds. Community development needs can be included in:
 - Rehabilitation of private property.
 - Infrastructure improvements.
 - Economic/development/job creation.
- o Strategic Plan:

The Huntington Community Development Agency Consolidated plan has set forth initiatives to address Town needs and priorities. Priority will be given to the locally-defined CDBG projects funded and must be consistent with applicable Town laws.

- o Citizen Participation:

In preparation of this consolidated plan the Town consulted and coordinated with Town Departments, County Agencies, Public Housing Authorities and provided a draft of the consolidated plan which was available for the review for a 30 day period.

- o Introduction/Citizen Participation Plan:

This 2010-2014 Town of Huntington Consolidated Plan has been prepared in accordance with the U.S. Department of Housing and Urban Development (HUD) consolidated plan regulations (24CFR Part 91). This is the fourth Consolidated Plan for the Town.

The main purpose of consolidated planning is to plan through a collaborative process to define community development actions. This plan outlines the priorities by which the Agency will administer Community Development Block grant funds over the next five years.

There are items included in the plan which will not be funded by the CDBG Program but are integral to any successful community development strategy. These items are not recommended uses for CDBG funds because they are either ineligible for such funding or are addressed by other funding sources.

The goals of this plan reflect the three main goals of HUD's consolidated planning efforts which include:

- Provision of decent housing.
- Provision of a suitable living environment.
- Expansion of economic opportunities.

Requests for funds for CDBG funds were due in January 25, 2010. The Action Plan and Consolidated Plan were available on January 28, 2010, a public hearing was held on the plan on February 9, 2010 and comments on the plan were submitted by March 2, 2010. The Town of Huntington held a final hearing before the vote on March 9, 2010.

The Town of Huntington with its various partners: not-for-profits, state and county governments in the past five years have provided over 60 units of affordable housing units for first time homebuyers in the Hamlet of Melville. We assisted over 90 units of low to moderate income homeowners in Huntington with housing rehabilitation. In addition 100 units of 202 housing for seniors were built in Melville.

The Town with Stimulus funds has provided funds to the Housing Authority for Family Self Sufficiency. This enables families to get child care so they can find work or enroll in schools to get a better education enabling them to find employment.

The Town of Huntington provided assistance to the Huntington Enrichment Center, Weekday Nursery School, Huntington Freedom Center, Rainbow Chimes and Millennium Hills. These facilities provide services for children whose parents are low and moderate income.

In addition, the Town of Huntington updated town facilities; the John J Flanagan Senior Center in Huntington, which provides services to seniors, including the rehabilitation of the Alzheimer wing; Manor Field counseling center in Huntington Station the only park located in a low moderate income census tract; The Town also acquired 4 buildings in Huntington Station known as 1264-1268 New York Ave., we completed the rehabilitation of two buildings into the Huntington Enrichment Center and the other two buildings will be used as a business incubator once completed. The Town is working with the Huntington Station BID and Huntington EDC has created jobs in the improvement district in Huntington Station; we helped open a farmers market in January of 2010, which created approximately 9 jobs.

The Town of Huntington continues to work with Long Island House Services, Long Island Housing Partnership, Community Development Corp. of Long Island Family Service League, Housing Help and other various not-for-profits housing organizations to provide housing counseling and education services.

Strategic Plan

HUD does not accept plans between August 15 and November 15.

Mission: The regulations of the US Department of Housing and Urban Development (HUD) require the preparation of a Consolidated Plan covering a five year period as a pre-requisite to receiving Community Development Block Grant (CDBG) funding. The Town of Huntington has prepared this Consolidated Plan for Fiscal year 2010-2014, with a One Year Action Plan for Fiscal year 2010 covering the period beginning April 1, 2010 and ending on March 31, 2011. This enables the Town to partner with Suffolk County for HOME funding. In Fiscal year 2010 the Town anticipates receiving \$897,398 in new CDBG funds.

General Questions

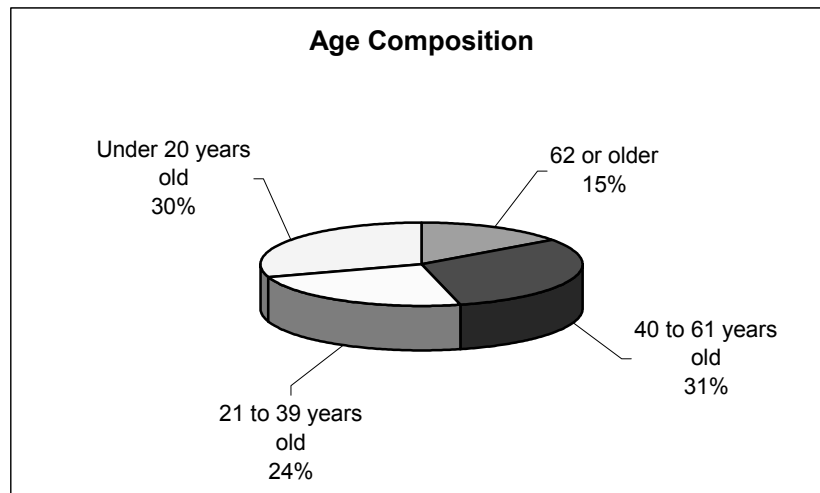
1. Describe the geographic areas of the jurisdiction (including areas of low income families and/or racial/minority concentration) in which assistance will be directed.
2. Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) (91.215(a) (1)) and the basis for assigning the priority (including the relative priority, where required) given to each category of priority needs (91.215(a) (2)). Where appropriate, the jurisdiction should estimate the percentage of funds the jurisdiction plans to dedicate to target areas.
3. Identify any obstacles to meeting underserved needs (91.215(a)(3)).

5 Year Strategic Plan General Questions response:

The Town of Huntington will be utilizing the 2000 U.S. Census for analysis. The Town of Huntington has long been a residential community. The residential character of the town was primarily shaped by a large-scale development of single family detached housing to accommodate the influx of relatively large households during the past decades following the Second World War. The relatively stable population growth of the past limited the need to depart from the pattern of large-scale single-family homes.

According to the 1980 census Huntington's population was 201,592. The 1990 census places the Town at 191,474 persons, which represents a 5% decrease in population. The 2000 census states the population at 195,289 persons, which is an increase of 3,815 persons or a 2% increase.

The age composition of the town's population according to the 2000 census is as follows: 15% are 62 or older; 31% are 40 to 61 years old; 24% are 21 to 39 years old; and 30% are under 20 years old.

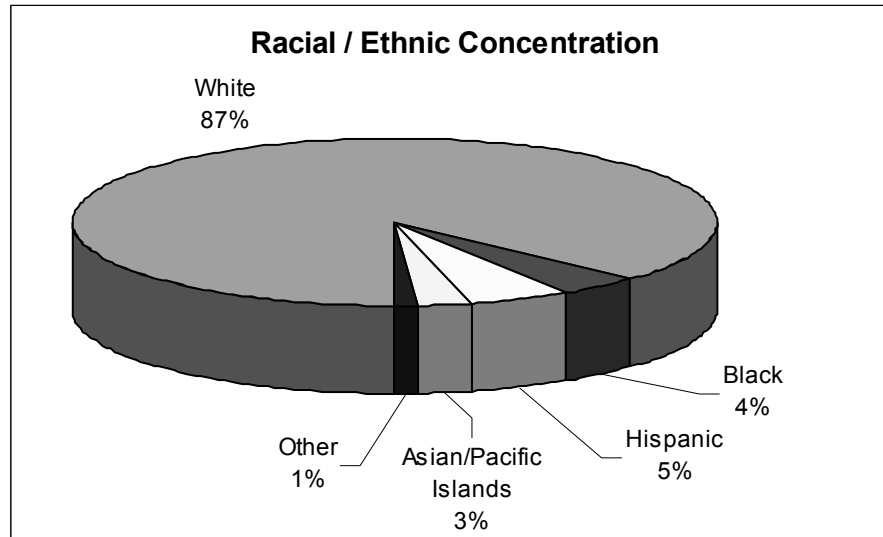


2000 Census / Population / Medium Income		
Hamlet	Population	Median Income
Town wide	195,289	86,456
Asharoken Village	625	103,262
Centerport	5,425	92,456
Cold Spring Harbor	4,975	101,122
Commack	36,202	84,009
Dix Hills	26,024	104,160
Eatons Neck	504	100,663
East Northport	20,845	73,341
Elwood	10,916	89,424
Greenlawn	13,286	64,201
Huntington	18,403	82,934
Huntington Bay	1,496	151,816
Huntington Station	29,910	61,760
Lloyd Harbor	3,675	160,411
Melville	14,533	92,527
Northport	7,606	86,456

The Huntington Station area is the most densely populated hamlet in the Town of Huntington and the Village of Northport is the most densely populated downtown village.

Racial / Ethnic Concentration

The racial and ethnic composes of the town as promulgated in the 2000 census: 87% White, 4% Black, 5% Hispanic, 3% Asian/Pacific Islands and 1% other. The ratios per household, based on racial composition, are not that significant.



Race alone (Census 2000 Summary File 1, P.4)

Race	2000	1990	1980
White alone	165,027	171,042	187,453
Black or African American	7,934	7,607	6,514
Hispanic or Latino	12,894	7,777	4,773
Native American and Alaska Native	211	165	147
Asian alone	6,812	4,757	2,230
Native Hawaiian	-	-	-
Pacific Islands	26	-	-
Some other race alone	219	-	-
Two or more races	2,216	-	-
TOTAL POPULATION	195,289	191,474	201,512

Income

Extremely Low-Income:

Defined as a family whose income is between 0 and 30 percent of the median income for the area, as determined by HUD with adjustments for smaller and larger families. HUD may make variations.

Low-Income Family:

Defined as a family whose incomes do not exceed 50 percent of the median family income for the area, as determined by HUD with adjustments for smaller and larger families. HUD may make variations.

- Range applied by HUD is 31% - 50%

Moderate Income Family:

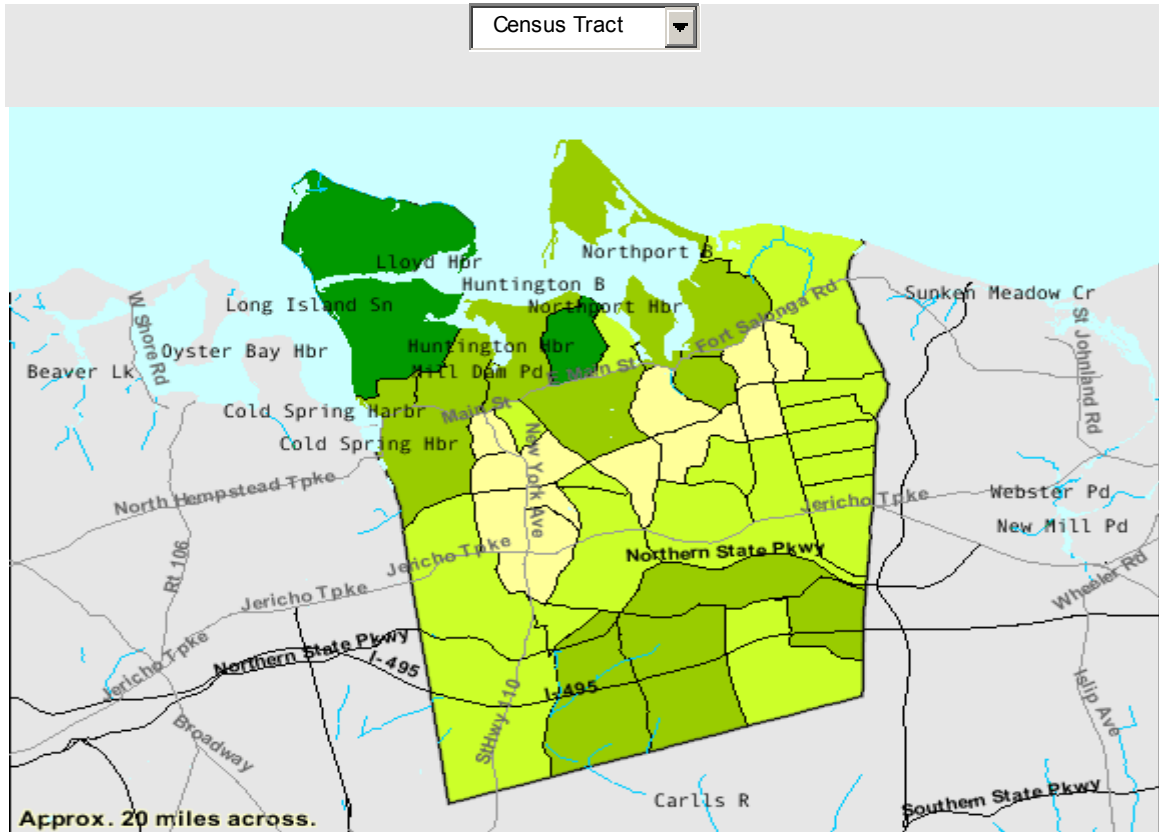
Defined as a family whose income does not exceed 80 percent of the median income for the area, as determined by HUD with adjustments for smaller and larger families. HUD may establish income ceilings higher or lower base on construction cost or fair market rents, or unusually high or low family incomes.

- Range applied by HUD is 51% - 80%

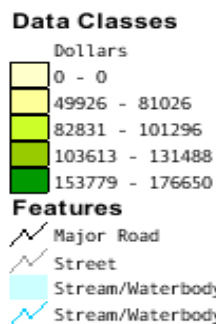
Household Income

The median household income for Suffolk County in the Census 2000 is \$65,288.00. The median household income for the Town of Huntington in the Census 2000 is \$82,528.00.

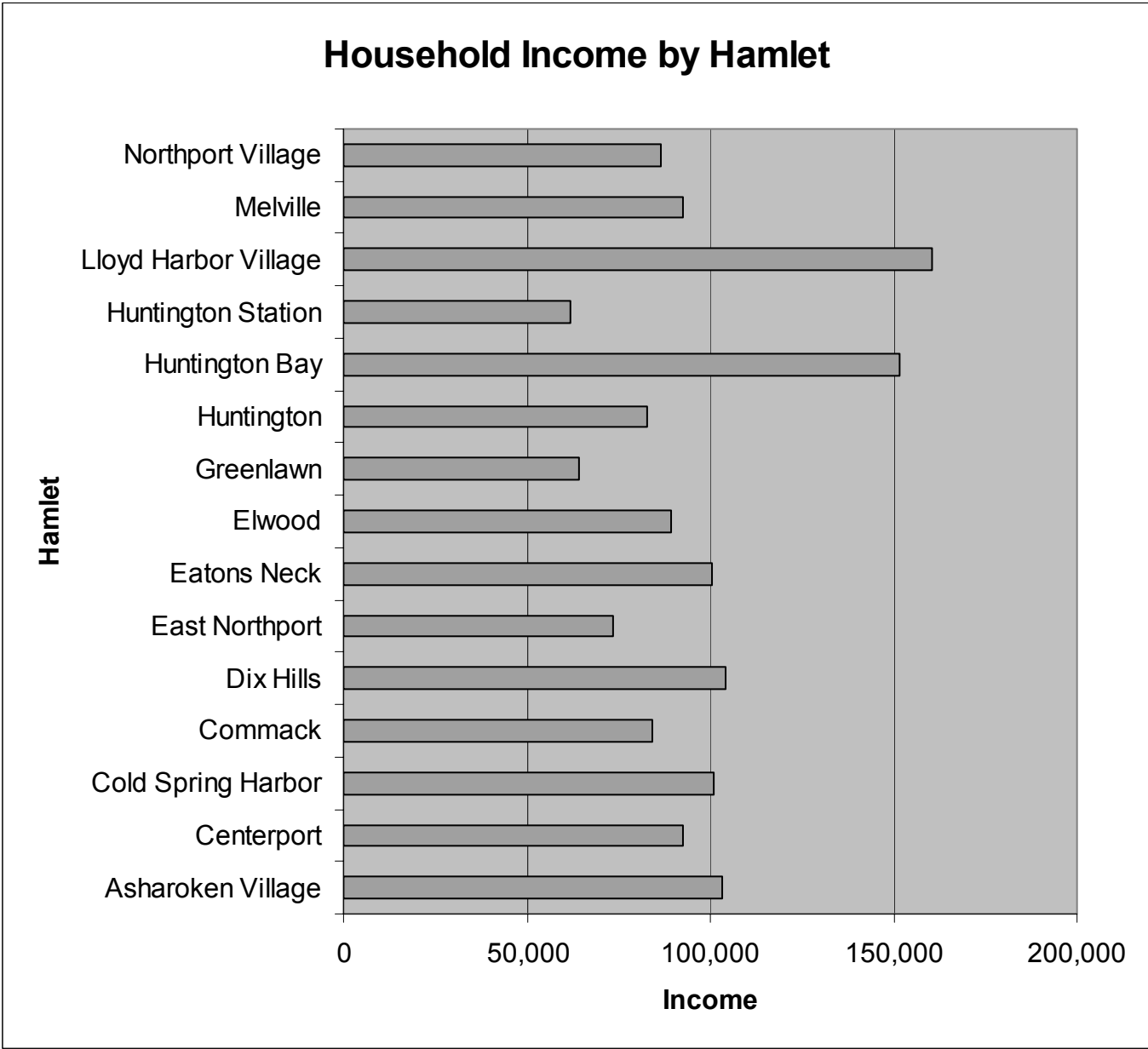
**Median Family Income in 1999: 2000
Census 2000 Summary File 3 (SF 3)
Huntington town, Suffolk County, New York by Census Tract**



Legend



In the Town of Huntington over 33% of the population makes less than the town's median income of \$82,528.00.



Household Income by Hamlet							
Hamlet	Median Income	Less than \$10,000	\$ 10,000- \$ 24,999	\$ 25,000- \$ 49,999	\$ 50,000- \$74,999	Total	Total Household
Asharoken Village	103,262	2	16	32	47	97	264
Centerport	92,456	42	90	195	396	723	2,000
Cold Spring Harbor	101,122	41	54	247	295	637	1,749
Commack	84,009	298	854	1,616	2,286	5,054	11,718
Dix Hills	104,160	104	389	964	1,115	2,572	8,016
East Northport	73,341	184	556	1,294	1,571	3,605	7,003
Eatons Neck	100,663	0	31	82	70	183	504
Elwood	89,424	38	231	528	585	1,382	3,425
Greenlawn	64,201	291	592	868	793	2,544	4,483
Huntington	82,934	377	504	1,055	1,221	3,157	7,098
Huntington Bay	151,816	13	12	51	57	133	534
Huntington Station	61,760	438	1,186	2,196	2,120	5,940	9,714
Lloyd Harbor Village	160,411	23	28	98	112	261	1,144
Melville	92,527	134	370	722	715	1,941	4,918
Northport Village	86,456	75	239	461	516	1,291	2,964

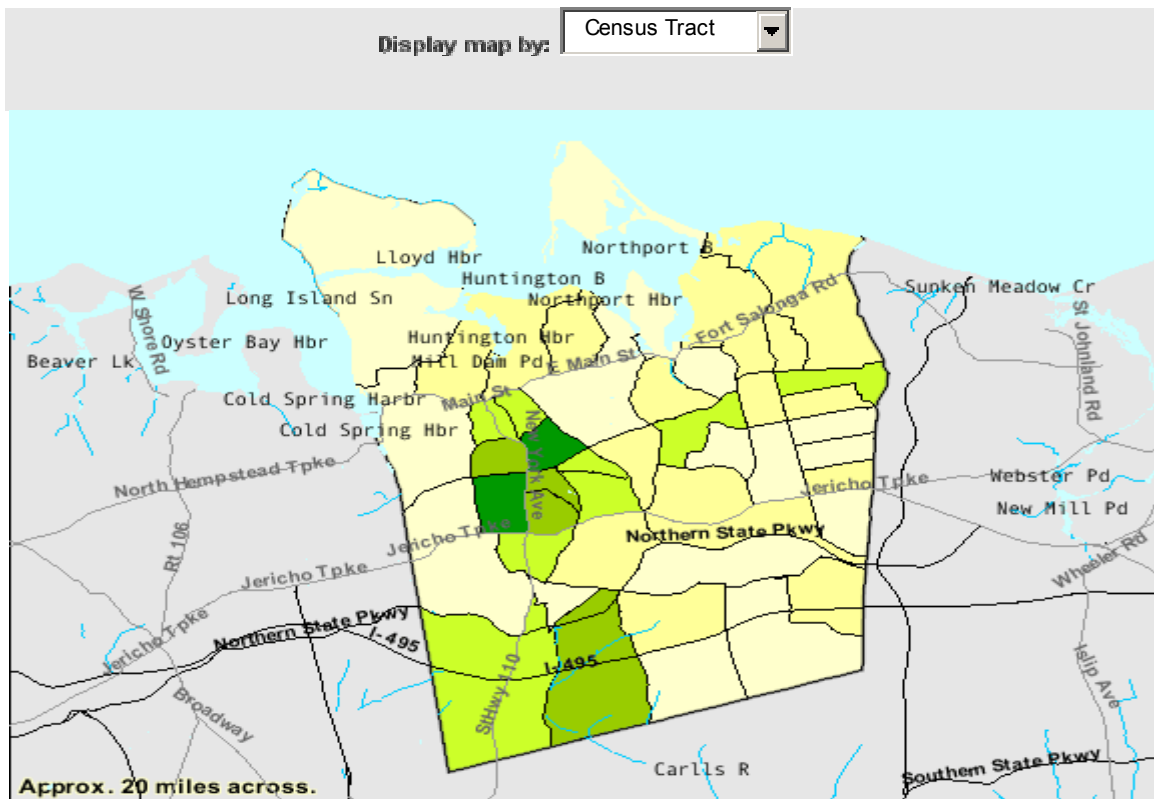
Huntington Station, Greenlawn and East Northport show the lowest income with \$61,760, \$64,201 and \$73,341 respectively. All three of these hamlets are less than the Town's median household income. Both Huntington Station and Greenlawn are below 80% of the Town's median income as per Census 2000.

It is also worth noting that 3% of the Huntington households earn less-than \$10,000; and 8% of the households' income is less than \$25,000.

There are 65,917 residential units in the Town of Huntington, of which 58,266 or 88% of the units which were built before 1980. 56,200 or 85% of the units are owner-occupied housing units while the remaining 9,717 units or 15% are renter-occupied housing units. There has been a 3% increase in homeowner occupied units in the past few years. Over 70% of the homeowner population has lived in their home since before 1994.

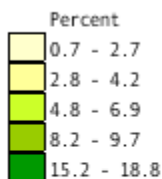
Geographic Allocation of Investments:

**Percent of Persons Below the Poverty Level in 1999: 2000
Census 2000 Summary File 3 (SF 3)
Huntington town, Suffolk County, New York by Census Tract**

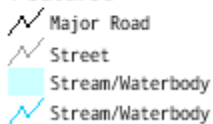


Legend

Data Classes



Features



The Town is focusing in the Huntington Station census tract 1110.02 for the revitalization of the downtown area. The resources available for this comprehensive neighborhood revitalization strategy will be applied to the following types of activities:

- a) Reconstruction of streets, sidewalks and drainage improvement.
- b) Installation and reconstruction of parks and recreation facilities.
- c) Rehabilitation of existing housing stock.
- d) Removal of blight and deteriorated properties. Enforcement of state and local building codes.

The Town of Huntington will provide funding among all areas of the Town. Thus, the Town proposes to allocate some resources on a townwide to ensure that all low income persons have the chance to improve their quality of life regardless of where they happen to live.

The Town of Huntington has made progress in providing residents with help at all different levels and has created opportunities for people in the low to moderate income ranges. The Town has projects that include neighborhood revitalization improvements, housing counseling, affordable housing, and public improvements, among others that are successfully working. However the Community Development Agency realizes that even though many programs are working positively there are many other opportunities to provide positive changes on the quality of life issues.

An estimated 2,696 Households in the Town of Huntington are living below the poverty level. Pockets of poverty exist in the Hamlets of Huntington Station, Greenlawn and East Northport. To reduce the number of persons with incomes below the poverty level, the Town has been working with State, County and non-profit agencies.

Through the Suffolk County Department of Social Services and Department of Labor which has as its basic concept the introduction of employment training, job search and work experience activities to the Public Assistance program in the County. The goal of the program is to have DSS clients through Family Self Sufficiency gain the necessary skills to secure long-term employment and eventually become independent and earn an income above the poverty level.

Another program of the anti-poverty strategy is to provide a continuum of care for the homeless persons and families. Homeless persons constitute a significant segment of the population living below the poverty line. The Huntington Community Development Agency, Suffolk County and various other non-profit organizations are working to provide a continuum of care for the homeless by:

- a) Assessment and outreach to determine the needs and services of homeless family or individuals. This assessment is by a DSS caseworker or by a non-profit agency.
- b) The Town owns two emergency shelters, which provide temporary housing and supportive services.
- c) Transitional housing facilities where a person or family may be referred prior to placement for permanent housing. Supportive services are provided.
- d) Supportive services are essential components in the continuum of care process. These include counseling, transportation, food, day care, medical assistance, independent living skills and job training.

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- e) Permanent housing with supportive services is the final component to the continuum of care process. In some cases, families with chronic disabilities may require on-going supportive services once they are in permanent housing.

By coordinating and working with all the activities provided by a myriad of providers the above process should ensure that families move from homelessness to self-sufficiency to independent living, thereby reducing the number of households with incomes below the poverty line.

Managing the Process (91.200 (b))

1. Lead Agency. Identify the lead agency or entity for overseeing the development of the plan and the major public and private agencies responsible for administering programs covered by the consolidated plan.
2. Identify the significant aspects of the process by which the plan was developed, and the agencies, groups, organizations, and others who participated in the process.
3. Describe the jurisdiction's consultations with housing, social service agencies, and other entities, including those focusing on services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families, and homeless persons.

*Note: HOPWA grantees must consult broadly to develop a metropolitan-wide strategy and other jurisdictions must assist in the preparation of the HOPWA submission.

5 Year Strategic Plan Managing the Process response:

The Town of Huntington Community Development Agency, the recipient of Community Development Block Grants, is delegated the responsibility for the preparation and the administration of the consolidated plan. The Community Development Agency is part of an extensive network that provides services described in this submission. The Community Development Agency has cultivated relationships that results in efficient delivery of these services to populations in need.

The Consolidated Plan is the collaborative effort of Town of Huntington Departments of Planning; General Services; Human Services, Handicapped and the Town of Huntington Housing Authority. Also involved are the Suffolk County Departments of Planning; Community Development; Health and Social Services; County Offices of Handicapped Services and the New York Office of Mental Retardation and Development Disabilities as well as consultations with many not-for profits agencies. The Senior Housing Committee of Huntington, Inc.; Long Island Housing Partnership; Long Island Housing Services, Inc.; Housing Help Inc.; Family Service League; Huntington Station Enrichment Center; Huntington Chamber of Commerce; The Transitional Services of New York for Long Island, Inc.; Haven Houses/Bridges Inc.; Huntington Business Improvement District. After receiving the input from various organizations along with information from the U.S. Census and other HUD provided statistical information the agency developed this consolidated Plan.

The Huntington Community Development Agency along with the Town Department of Planning with input of over 300 citizens throughout the Town ask "what we intend Huntington to be in the future".

Four fundamental elements of this future Huntington:

Community Character: Protect Huntington's small -town suburban character; preserve its rich heritage of historic resources; maintain and enhance its aesthetic character and identity; and practice responsible environmental stewardship.

Quality of life: provide quality schools, parks and other community facilities; promote a vibrant arts community and cultural life; provide quality housing to meet the needs of Huntington's diverse population; and continue Huntington's tradition of citizen involvement and volunteerism.

Sustainable Community Structure: Manage new development and redevelopment to protect neighborhood and village character, preserve open space, and revitalize commercial corridors; maintain a diverse employment base; develop an accessible multi-modal transportation system; and maintain sustainable water, sewer and storm water infrastructure systems.

Responsive Town Government: provide exceptional public services, program, and facilities while continuing prudent fiscal management; provide leadership in managing growth and change; promote civil discourse and constructive dialogue on challenging issues; encourage citizens to become well-informed and actively involved in civic affairs; and promote greater intergovernmental cooperation.

Citizen Participation (91.200 (b))

1. Provide a summary of the citizen participation process.
2. Provide a summary of citizen comments or views on the plan.
3. Provide a summary of efforts made to broaden public participation in the development of the consolidated plan, including outreach to minorities and non-English speaking persons, as well as persons with disabilities.
4. Provide a written explanation of comments not accepted and the reasons why these comments were not accepted.

*Please note that Citizen Comments and Responses may be included as additional files within the CPMP Tool.

5 Year Strategic Plan Citizen Participation response:

Through the preparation of this plan, the Huntington Community Development Agency had the opportunity to build a unified vision for the Huntington Station Area, the Town's only low -moderate area, foster new partnership opportunities and to provide efforts that improve the entire Township of Huntington when the fiscal resources of Federal and State County Town government, and not-for-profit organizations are stretched to the breaking point. The consolidated plan is a working document that will guide in the Agency in making decisions related to the Community Development Block Grant (CDBG) program. Goals of the of the Town's participation process, as it relates to the CDBG programs are:

- To increase involvement of low and moderate persons

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- Enable organizations to participate in meeting the goals and objectives identified by the community
 - That all citizens and organizations have an opportunity to participate in the evaluation of funded activities.

The consolidated plan is an on-going process. During the last five years we have been involved with all levels of government and not for profits searching for additional funds for housing, Brownfield clean-ups, rehabilitation of seniors housing and the handicapped, commercial and mixed use funds to rebuild buildings and businesses in the Huntington Station area. The Agency holds hearings throughout the year.

PUBLIC NOTICE

Huntington Community Development Agency
Notice of Public Hearing
Consolidated Plan

Date: January 12, 2010
Time: 7:00 PM
Town Hall Meeting Room
Huntington, N.Y. 11743

The Huntington Community Development Agency will conduct a Public Hearing on January 12, 2010 to obtain the views and comments of interested parties for inclusion in the Agency's 5 Year Consolidated Plan and first year Annual Plan.

Title I of the National Affordable Housing Act, Title I of the Housing and Community Development Act and Title VI of the Homeless Assistance Act establish the requirements that local governments that apply for direct assistance under certain HUD programs prepare a Consolidated Plan.

The Consolidated Plan describes the Huntington Community Development Agency housing and development needs and market conditions, set out a five year strategy that established priorities for meeting those needs, identifies resources anticipated to be available for the provision of Community Development activities, affordable and supportive housing, and establishes a one year Action Plan that outlines the intended use of resources.

A Public Hearing to obtain the views of citizens, Public Agencies and other interested parties on the housing and Community Development needs of the Town of Huntington will be held on January 12, 2010 at 7:00 PM in the Town Hall Meeting Room.

PUBLIC HEARING NOTICE

Huntington Community Development Agency

Date: February 9, 2010
Time: 7:00 PM
Town Hall Meeting Room
Huntington, NY 11743

The Town of Huntington Community Development Agency will hold a public hearing on the draft of its Fiscal Year 2010 Annual Plan of its Five Year Consolidated Plan 2010-2014 for the following HUD grant programs: Community Development Block Grant funds.

The hearing will be held on Tuesday February 9, 2010 at 7:00 PM at the Town Hall Board Room at Huntington Town hall, 100 Main Street, Huntington, N.Y. 11743.

All comments regarding the Proposed Consolidated Plan must be submitted in writing no later than Tuesday March 2, 2010. For further information, please call the Huntington Community Development Agency, 100 Main Street, Room 309, Huntington, N.Y. 11743 at (631) 351-2881.

PUBLIC NOTICE

TOWN OF HUNTINGTON PROPOSED 5 YEAR CONSOLIDATED PLAN ANNUAL PLAN FIRST YEAR ANNUAL PLAN SUMMARY

Title I of the National Affordable Housing Act, Title I of the Housing and Community Development Act Title VI of the Homeless Assistance Act establishes the requirement that state and local governments, which apply for direct assistance under certain HUD programs, prepare a Consolidated Plan. The Consolidated Plan allows the Town of Huntington Community Development Agency to apply for Community Development Block Grant funds, HOME Investment Partnership Program funds and Emergency Shelter Grant funds while creating a strategy for carrying out each of these programs.

The development of a Town of Huntington Community Development Consolidated Plan was undertaken by the Huntington Community Development Agency and included the coordination and cooperation of the Town's Departments, housing providers, interested agencies and the general public.

Major components of the Proposed First Year (2010) Annual update of the 5 Year Annual Consolidated Plan (2010-2014) include an assessment of housing and community development needs, including rental assistance, homeownership opportunities, housing rehabilitation, public improvements, neighborhood revitalization, economic development and homelessness; market conditions. Statistical data is based on 2000 Census data and input from agencies dealing with special populations.

Overall housing priorities identified in the Proposed Consolidated Plan reflect a targeting of efforts to those households and unit types most in need. The Proposed

Consolidated Plan identifies programs for owner occupied and rental housing, as well as addressing the needs of homeless and special needs populations. The Proposed Plan emphasizes targeting resources to lower income neighborhoods and to low and moderate-income households.

The goal of the Proposed Plan is to increase the supply of affordable housing, revitalize communities and expand economic opportunities. The Plan has been designed so that over 80% of the activities listed will benefit low and moderate-income households.

Funding for the types of activities may include the Federal Community Development Block Grant, HOME, Section 202/8 Housing for the elderly, Section 811 Housing for the Disabled, Section 8 Existing and Emergency Shelter Grant Programs; New York State Affordable Homeownership Development, and SONYMA Programs; as well as other competitive Federal and State programs available to local governmental and non-profit housing sponsors.

The Proposed Consolidated Plan includes annual goals for housing and community development activities anticipated during fiscal year 2010. An estimated \$1,107,559 in new Federal funds for fiscal year 2010 is expected to be available to assist with the implementation of the activities identified.

A public hearing will be held February 9, 2010 at 7:00 PM in the Town Hall Meeting Room, 100 Main Street, Huntington, New York 11743. Comments on the Proposed Consolidated Plan should be submitted in writing no later than March 2, 2010 to:

Mr. Doug Aloise, Director
Huntington Community Development Agency
100 Main Street, Room 309
Huntington, NY 11743

Beginning on January 28, 2010, copies of the Proposed Consolidated Plan will be available for public inspection at the locations listed below:

Cold Spring Harbor Public Library
75 Goose Hill Road
Cold Spring Harbor, NY 11724

Huntington Public Library
338 Main Street
Huntington, NY 11743

Commack Public Library
18 Hauppauge Road
Commack, NY 11725

Huntington Public Library
1351 New York Avenue
Huntington Station, NY 11746

Dix Hills Public Library
55 Vanderbilt Parkway
Dix Hills, NY 11746

Northport-E. Northport Public Library
151 Laurel Avenue
Northport, NY 11768

Melville Public Library
510 Sweet Hollow Road
Melville, New York 11747

Northport-E Northport Public Library
185 Larkfield Road
East Northport, NY 11731

Harborfields Public Library
31 Broadway
Greenlawn, NY 11740

South Huntington Library
145 Pigeon Hill Road
Huntington Station, NY 11746

Summary of Community Concerns

The following is a list of points of interest that were raised in the Town's public meetings, and discussion with private organizations:

- Seniors need affordable homes for retirement
- More non-age restricted rental units are needed
- Job development
- Fair housing education and counseling is important
- Public facilities for seniors and youth must be maintained
- Huntington Station revitalization requires continued public commitment

Please refer to page 84 regarding the letters received by the Community Development Agency during the comment period. Please refer to page 85 for the Agency's responses.

Note: all the verbatim minutes of the board meetings are in the Town of Huntington Community Development Office.

The public was also afforded the opportunity to speak at the March 9, 2010 agency board meeting prior to a vote being taken.

Institutional Structure (91.215 (i))

1. Explain the institutional structure through which the jurisdiction will carry out its consolidated plan, including private industry, non-profit organizations, and public institutions.
2. Assess the strengths and gaps in the delivery system.
3. Assess the strengths and gaps in the delivery system for public housing, including a description of the organizational relationship between the jurisdiction and the public housing agency, including the appointing authority for the commissioners or board of housing agency, relationship regarding hiring, contracting and procurement; provision of services funded by the jurisdiction; review by the jurisdiction of proposed capital improvements as well as proposed development, demolition or disposition of public housing developments.

5 Year Strategic Plan Institutional Structure response:

Institutional Structure:

The institutional structure involved in the creation of Consolidated Plan is comprehensive and extensive. In addition to the Huntington Community Development Agency as the Lead Agency; the structure involves the public, municipal officials, not-for-profit organizations, churches and community organizations, and other public institutions.

The Town of Huntington Supervisor is Chairperson of the Huntington Community Development Agency and is elected to a four year term. The Town of Huntington elected Council Members serve a four year term and serve as Board members of The Huntington Community Development Agency.

The Town Supervisor and Town Board Members appoint the Huntington Housing Authority (HHA) Board Members. The (HHA) Board of commissioners are responsible for all hiring, contracting and procurement activities of the Housing Authority. There are no plans to demolish or dispose of any of the public housing units.

In addition to participating in the development of the plan, most of these organizations participate in the implementation of the plan. They achieve this through their participation in the development of their programs which address the priorities outlined in the Consolidated Plan. These organizations provide the delivery system, Town, County, State and Not-for-Profits.

Listed on the next few pages are the organizations and agencies that were involved in developing process of the consolidated plan. Used are the 2000 census reports, Continuum of Care Super NOFA application, and other studies noted.

Intergovernmental cooperation between Town, State, County, and private organizations are an integral part of the implementation of the Town of Huntington's Consolidated Plan.

The Town will carry out affordable and supportive housing strategies through the Town's own resources, together with assistance from other public institutions, various not-for-profit organizations, and the private business community.

The following is the institutional structure of the Town of Huntington and departments that work together with the Community Development program.

Assessor

The mission of the Assessor's office is to maintain the Town Assessment Roll in a current, accurate, and equitable manner. Once finalized, the annual Town Assessment Roll becomes the tax base which is utilized to apportion the annual Town tax warrant, currently over \$700 million. In turn this tax warrant funds the local budgets of the Town, County, Schools, Libraries, and special districts such as fire, water, ambulance, sewer, refuse and lighting districts.

The Assessor's office is responsible for the administration and processing of the thousands of property tax exemptions allowed under State and Local laws, such as the following: veterans; senior citizens and low-income; home improvements; disability and low-income; agricultural commitments; religious and non-profits.

Audit & Control

The Department of Audit and Control is to provide financial management information to the chief financial officer and to the Town Board as well as to provide the legally required audit functions: purchasing division, payroll, and data processing.

Engineering Services

The Department of Engineering Services is a multi-functional department providing a variety of engineering services to the Town. The mission is to provide, where applicable, safe, compliant and economic engineering designs, oversight and

construction management on construction and renovation projects in the Town, both in the public and private sector. It is divided into 5 divisions:

- a) The Engineering Division is responsible for the housing design and development of the plans and specifications for the renovations and new construction projects in the Town.
- b) Building and Housing Division is responsible for the administration of the building permit process.
- c) Transportation and Traffic Safety Division is responsible for promoting the safe and efficient movement of people and goods over the Town's roadway network and insures that the Town's system of roads has adequate interconnect with all the State and County roads within the confines of the Huntington town line.
- d) The Fire Prevention Bureau is responsible for enforcing fire safety issues throughout the Town. The Bureau also administers an on-going fire safety education program.
- e) Dix Hills Water District is a public water district, which supplies water to an area with a population of 34,300.

Environmental Waste Management

To develop and implement programs and polices designed to protect and enhance the quality of the environment within the Town of Huntington as it relates to solid waste. To develop policy and draft Town legislation pertaining to matters that would protect or improve the quality of the environment or natural resources of the Town by providing programs that deal with solid waste and its effective treatment or disposal.

General Services

The mission of this Department is to provide the maintenance services for all Town owned facilities and vehicles. It is divided into six Divisions:

- a) The Building and Ground Maintenance Division is responsible for the routine maintenance, building repair and custodial services of all Town-owned facilities.
- b) The Vehicle Maintenance Division is responsible for maintaining and repairing vehicles and equipment owned by the Town.
- c) The Hart Bus operations division is responsible for operating and maintaining twenty-two vehicles used in the Town's Transit program. Hart handles trip requests from the approximately 600-elderly/disabled individuals, who are registered for its para-transit program. Hart also delivers meals to residents who are registered with Division of Senior Citizen's Home Delivered Meal program.
- d) Dix Hills Park facility is responsible for building and grounds maintenance.
- e) Crab Meadow Golf Course division is responsible for ground maintenance for an eighteen-hole golf course.
- f) Street lighting division is responsible for routine maintenance of approximately 21,500 streetlights within the Town.

Highway Department

The Highway office is responsible for the maintenance and repair of over 800 miles of streets, roads, and right-of-ways. They are also responsible for the maintenance of

all existing drainage systems, which includes recharge basins, over flow pools, catch basins, and drainage pipe.

Human Services

The Human Services Division, which includes, but is not limited to, the following programs:

- a) Senior Citizens: This division is responsible for providing Huntington's senior citizens with diversified programs and services, enabling them to remain active, involved, and as independent as possible.
 - i. Nutrition provides nutritious meals at senior centers and satellite locations as well as to homebound seniors in the Town.
 - ii. Adult Day Care addresses the need of those who require a social environment and promotes social interaction with peers, emotional support, intellectual and physical stimulation.
 - iii. Eisep/Home AID, caregiver and residential repair programs provide in home services that assist seniors, enabling them to remain in their homes.
 - iv. Recreational Programs are provided at the Village Green and the Centerport Beach House).
- b) Handicapped Services: this division is the focal point for the Town's efforts to make sure all of its services and programs are available to everyone.
- c) Women's Division: The focus is on women in the workplace, arts, education, health, and family.

Maritime Services

The Mission of the Department of Maritime Services is to operate, maintain, and manage all of the Town's waterfront facilities such as beaches, beach pavilions, waterfronts parks, picnic areas, boardwalks, and docks. To provide law enforcement for one-water boating/personal watercraft activities, maintain channel safety markers and to oversee or manage natural marine, resource programs and environmental matters pertaining to the marine ecosystem.

Parks and Recreation

The Recreation Administration office provides Town of Huntington residents with recreational facilities, programs and activities. The administrative office of Parks and Recreation handles the registration of all programs.

Planning and Environment

The Mission of the Department of Planning and Environment is to assure safe, healthy, and productive as well as both aesthetically and culturally pleasing surroundings for all people of Huntington. Attain the widest range of beneficial uses of the environment without desecration, risk to health or safety or other undesirable consequences. Preserve important historic cultural and natural aspects of our heritage and maintain an environment, which supports diversity and variety of individual choice. Achieve a balance between population and resource use, which will permit high standards of living and a wide sharing of the Town of Huntington, not only during this generation but also in each succeeding generation.

Tasks performed: site plan reviews: subdivision review; zone change applications; SEQRA compliance; land acquisitions; parks planning and improvements among other related activities.

Public Safety

The Public Safety Department has three divisions that protect the health, safety, and welfare of Huntington residents.

- a) Security Division: This area is responsible for the enforcement of parking regulations as outlined in the parking provisions of the Uniform Traffic Code of the Town.
- b) Code Enforcement Division: responsibilities include the enforcement of the Code of the Town of Huntington and any state and local laws affecting the Town. Inspections are performed to determine compliance with codes, laws, and requirements.
- c) Animal Control Division: It's responsible for enforcing the code of the Town of Huntington and any state or local laws or regulations, pertaining to the control of animals.

Town Attorney

The Town Attorney's primary mission is to act as the attorney for the Town Board and all the Town officers in their official capacities and to represent the Town Board in all proceedings, undertakings and activities in which the Town Board of the Town of Huntington is concerned or involved.

Town Clerk

The Town Clerk serves as Secretary to the Town Board and Board of Trustees and keeps a complete and accurate record of the proceedings of each meeting and public hearing. They act as a licensing agent for the State and the Town and issue licenses and permits according to statute and local laws and ordinances in the Town Code. They serve as Commissioner of Special Elections for the Town. They also accept service of notices of claim against the Town.

Youth Bureau

The Town of Huntington, Youth Bureau and Youth Board and joint youth projects/drug and alcohol funding were established to address the problems and challenges of drug and alcohol usage in the Town of Huntington as well as the interest and welfare of the youth and their families. It has evolved over the past eighteen years to be a model and lead Agency for the social services. Foster positive connections to self, family, and community.

New York State

The Division of Housing and Community Renewal (DCHCR) provides grants and loans for the construction, rehabilitation, and improvement of affordable housing; Low Income Tax Credit Program, Administers the Housing Trust Fund Program.

The Affordable Housing Corporation (AHC) provides grants and loans for the development of first time homeowner housing under the Affordable Home Ownership Development program.

State of New York Mortgage Agency provides low interest, low down payment loans to first-time homebuyers.

The Department of Social Services (NYS DSS), together with non-profit sponsors, develops permanent, supportive, transitional, and emergency housing and supportive programs targeted specifically to the lowest income households. These funds are available to not-for-profit homeless providers.

The State Office for the Aging (SOFA) provides community-based programs in home aging services and assistance to persons aged sixty and over. This assistance includes such services as congregate and home delivered meals, transportation, homecare, housing counseling, legal services, etc. SOFA administers these programs through county-based area agencies provided through a combination of federal, state, and local funding.

SOFA with other agencies plans and administers a variety of programs such as the Restore Home Program, Home Energy Assistance program, Job Training, Pre-retirement Counseling program, Resident Advisor program in housing developments, Shared Housing Development program; Matching partners for Home Sharing and with others.

These services and educational initiatives of the State Office for the Aging enhance the capacity of the Town's older population to continue to live independently in a viable housing environment.

The Office of Mental Health supports the not-for-profit sector in the development of housing and residential services for the mentally ill. These developments require little review or local approval.

The Office of Mental Retardation and Developmental Disabilities (OMRDD) directly provides, or contracts with agencies, to provide long-term housing services to developmentally disabled individuals.

Federal Government

The Department of Housing and Urban Development (HUD) provides funding for all four grants that are contained in the Consolidated Plan. The Town of Huntington only qualifies for Community Development Funds directly; the other funds are competitive for the Town.

Suffolk County

The Suffolk County Community Development Agency and the Town have formed a consortium for The Home Funds allocated by the Department of Housing and Urban Development. These funds assist first time homebuyers and the rehabilitation of existing homes.

The Suffolk County Department of Law, Division of Real Estate can provide tax defaulted, vacant, or otherwise abandoned property to the CDA for development of scattered-site low-income housing. The CDA pays back taxes or uses existing funds to secure the property, and then passes the property to another non-profit developer for development of affordable housing.

Suffolk County Department of Social Services (DSS) has a major role in providing housing services for Town of Huntington homeless population and by choosing the location and type of housing where those eligible for public assistance live. The public assistance provided through DSS is a key component to the financial viability of a number of the homeless housing improvements recommended in the consolidated plan.

Suffolk County Department of Health Service plays a major role in the approval of new development programs, particularly relating to the review and approval of sewage disposal systems.

Local Business Organizations

Huntington Chamber of Commerce

Incorporated in 1925 as a Chamber of Commerce in the Village of Huntington, the Huntington Township Chamber of Commerce represents the interests of business, industry, financial service, not-for-profit and other professionals within the greater Huntington area. Its mission is the promotion of business, economic development and job creation through the coordinated effort of its membership.

The Chamber is dedicated to serving the needs of its members through government advocacy, networking, community development and education. In fulfillment of its service and community goals, the Chamber develops public policy positions; provides networking opportunities to create a stronger business environment; collects and analyzes data for dissemination of vital information and promotes economic development, job growth, education and an enhanced quality of life for all Long Islanders.

Huntington Station Business Improvement District

The Huntington Station B.I.D. district begins at the Big H Shopping Center and extends south to Jericho Turnpike, including Depot and West Hills Roads to the east and west. The B.I.D. Board is responsible for the allocation of a \$90,000 annual budget toward projects that seek to beautify the area, as well as improve sanitation and security. Capital improvement projects may also be undertaken. Annual budget monies are derived from a special taxing district levied solely upon commercial property owners within the boundaries of the B.I.D. district.

Not-For-Profit Organizations

This is a small listing of not-for-profits with which we are working with:

The Senior Housing Committee of Huntington, Inc.

The Huntington Senior Division is the major supplier of 202 housing in Huntington. It has built over 600 units of 202 and 811 housing units in Huntington since 1980.

Long Island Housing Partnership

The Partnership, which includes more than 150 member organizations and businesses, has built more than 1,300 affordable housing units in 15 years, including more than 75 units now being developed in Suffolk and Nassau Counties. It also offers counseling of first time home buyers; other education and training, including the First Home Club, a 10-month program for new home buyers that result in matching down payment assistance grants.

Long Island Housing Services, Inc.

Long Island Housing Services, Inc. provides counseling, outreach and educational service for the Town and promotes awareness of fair housing rights and obligations, and more affordable housing conditions in the rental market.

Family Service League

Family Service League is a not-for-profit, nationally accredited non-sectarian human service agency. FSL manages one of the largest and most comprehensive networks of care for individuals, children and families across Suffolk County, New York.

Housing Help Inc.

There goals are to help low and moderate income families find safe, decent affordable housing; to assist families involved in the purchase and refinancing process; to help homeowners avoid foreclosure; and to increase the supply of affordable family housing.

Huntington Station Enrichment Center

The Huntington Station Enrichment Center (HSEC) is a unique organization. Their goal is to provide every child with the essential tools needed for a successful and bright future. Since 1998, the vision of the Enrichment Center has grown and changed with the needs of our children and their families and continues to change, and so will the dynamics of our programs and services.

The Transitional Services of New York for Long Island, Inc. Haven House/Bridges Inc.

Haven House/Bridges, Inc. (HHB) was formed in 1995 by the merger of two separate homeless housing programs. Haven House was established by the Huntington Coalition for the Homeless in 1988. Also opened in 1988, Bridges was initiated by Transitional Services of New York for Long Island, Inc. (TSLI). Though separately incorporated, TSLI and HHB are under the same management. TSLI and HHB are not-for-profit corporations with 501© (3) status. Haven House/Bridges operates several programs that serve the homeless on Long Island, New York. They currently lease two buildings from the Huntington Community Development Agency.

Strengths and Gaps

While there is unmet needs with the Town of Huntington, we have not identified any significant gaps in the delivery system provided by the institutions within Township. The Town of Huntington has made progress in providing residents with the help at all different levels and has created opportunities for people in the low and moderate-income ranges. The Town has projects that include neighborhood revitalization, skills improvement, housing counseling, affordable housing, and public improvements among others that are successfully working. However, the Huntington Community Development Agency realizes that even though many programs are working positively, that there is sometimes lack of a centralized point to provide the vast array of services. This sometimes results in some citizens not receiving all the assistance they need. Each organization due to funding works to the best of their ability, sometimes this means it takes a little longer then we would like to help with

the individual situation. These concerns are opportunities to provide positive changes to the delivery systems that will address all quality of life issues.

Monitoring (91.230)

1. Describe the standards and procedures the jurisdiction will use to monitor its CDBG housing and community development projects and ensure long-term compliance with program requirements and comprehensive planning requirements.

5 Year Strategic Plan Monitoring response:

The Huntington Community Development Agency shall be responsible for the Consolidated Plan supported activities to assure that time line schedules and other performance goals are met.

The Town of Huntington only receives Community Development Block Grant funds. Once the requisite public hearings are held and the Agency board makes the final determination, the Annual Plan containing the projects and activities to be funded is finalized and submitted to HUD. The Agency will be responsible for submitting CDBG documents and reports as required by HUD.

The Community Development Agency and the Town and it's departments are aware of the housing and service needs in Huntington and the rest of Long Island. With the aid of not-for-profit organizations, Suffolk County, and New York State, the Town will monitor its goals for housing and other service needs. These goals are stated at the end of each section of the five –year plan and performance will be reported in the CAPER.

The Community Development Agency will continue to provide consistency letters to not-for-profits organizations that are using federal assistance. The Community Development Agency, now has the ability to stay informed of organizations that are applying for funding through HUD.

Priority Needs Analysis and Strategies (91.215 (a))

1. Describe the basis for assigning the priority given to each category of priority needs.
2. Identify any obstacles to meeting underserved needs.

5 Year Strategic Plan Priority Needs Analysis and Strategies response:

As outlined above, the Town of Huntington and our citizens have many needs which must be met over time if the Town is to strive for a better quality of life for our citizens. The Town is fortunate to have many private partners, including not-for profit corporations, to help us reach our goals.

There are many factors that are influencing housing cost, location from New York City, paucity of land, construction cost, federal tax revisions which have discouraged

the construction of rental housing, high cost of sewage treatments systems, and property taxes. Property taxes average over \$11,000 annually, of which 65% goes to school districts. Significant government subsidies and incentives are needed to make rents affordable, or even purchase homes.

Community resistance, also know as NIMBYism. The Community Development Agency has had direct experience, when we have tried to build in low income, racially diverse communities. Many residents do not want anything built at all, or not at the same economic level as themselves. Not many racial issues are raised; we presume that racism may be an issue in some opposition.

The Town of Huntington will be utilizing Community Development Block Grant funds, combined with State funds, private investment and Economic Development Corporation funds to rehabilitate and build new business in the Town.

The following general needs have been identified and should be address in the next five years:

- Improve the conditions of existing housing.
- Increase job opportunities.
- Encourage home ownership.
- Revitalize Huntington Station.
- Business Façade Improvement Program.
- Improve the existing park system.
- Acquire property for residential/ neighborhood development.
- Acquire property for commercial/ industrial development.

The following are identified as housing priority needs:

- Rehabilitate existing housing stock.
- Increase affordable housing families/seniors.
- Restoring and preserving properties of historic value.

The following are neighborhood priorities:

- Increase the access/quality of public facilities.
- Conserving energy resources and use of renewable energy.

The following are economic opportunities priority needs:

- Establishment, stabilization and expansion of small business.

- Availability of financing for rehabilitation of stores.

Town of Huntington

Table 2

Community Development Needs Priority

Priority Community Development Needs	Priority Ranking – High, Medium, Low No Such Need	Rationale for Allocation Priority
PUBLIC FACILITY NEEDS		
Senior Centers	High	The Town's senior centers need more space. Greater need for senior services.
Youth Centers	Low	Service Providers and citizens repeatedly state need for youth centers.
Neighborhood Facilities	High	Most neighborhoods have facilities for community meetings. Provision for maintenance a problem.
Child Care Centers	Medium	Most neighborhoods have day care facilities; however, several are in need of rehabilitation or expansion.
Parks and/or Recreation Facilities	High	Neighborhood parks are a valuable asset to low-income communities. Citizens repeatedly request new or upgraded parks.
Health Facilities	Medium	Suffolk County, NY State and non-profit organizations have in existence a coordinated health care system. Primary needs for facilities in low-income neighborhoods.
Parking Facilities	Medium	Parking facilities are essential to center business districts' revitalization plan.
Other Public Facilities	Low	Facilities to serve specific functions or groups may be necessary in the future.
OTHER INFRASTRUCTURE IMPROVEMENT		
Solid Waste Disposal	Low	New York State mandates

Improvements		waste disposal requirements.
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Town of Huntington

Community Development Needs Priority

Flood Drain Improvements	Medium	Flooding in lower income neighborhoods due to inadequate storm water facilities.
Water Improvements	Medium	Most communities are served by public wells.
Street Improvements	Medium	Studies and residents in lower income neighborhoods request street lighting and improvements.
Sidewalk Improvements	Medium	Request as part of overall revitalization needs by citizens.
Sewer Improvements	High	Sewer improvements are necessary to redevelop neighborhoods and construct affordable housing.
Asbestos Removal	Low	Not a major concern in Town of Huntington.
Other Infrastructure Improvement Needs	Low	Other needs do not rate as high as activities listed above.
PUBLIC SERVICE NEEDS		
Senior Services	High	Town has a high percentage of seniors and a population that is aging.
Handicapped Services	High	County and towns offers services and programs to the handicapped.
Youth Services	High	A wide variety of services are needed for youth-based on service providers and town youth bureaus.
Transportation Services	Medium	Services needed to transport senior, homeless and low-income persons to health, job and recreational programs.
Substance Abuse Services	High	Rising drug problems created high need for drug screening, treatment, aftercare, and education.

Town of Huntington

Community Development Needs Priority

Employment Training	High	Training for displaced workers and people with limited skills needed for economic growth.
Crime Awareness	Medium	Programs in place to work with neighborhoods on crime problems.
Fair Housing Counseling	Medium	Services needed to compliment Human Rights Commission and local counseling.
Tenant/Landlord Counseling	Low	Service needs to be expanded outside of lower income areas.
Child Care Services	High	Affordable day care for low-income households needed to allow for job training and employment.
Health Services	Low	Services to support existing programs needed in lower-income neighborhoods.
Other Public Services Needs	Low	Services to specific groups may need to be addressed in the future.
ACCESSIBILITY NEEDS	High	Public facilities need to be brought into conformance with ADA requirement.
Residential Historic Preservation Needs	Low	Private funding has financed most of historic preservation projects.
Non-Residential Historic Preservation Needs	Low	Needs in central business districts to rehabilitate properties as part of revitalization efforts.
ECONOMIC DEVELOPMENT NEEDS		
Commercial-Industrial Rehabilitation	High	Low-cost financing needed for business expansion and retention, especially for small business.
Commercial-Industrial Infrastructure	Low	Additional public infrastructure need for economic expansion and to revitalize central business districts.

Town of Huntington

Community Development Needs Priority

Other Commercial-Industrial Improvements	Medium	Need to finance equipment purchases for business expansion and retention.
Micro-Business	Medium	Interest in micro-business is a growing trend.
Other Business	Medium	Assistance provided by private sector and town and county industrial development agencies.
Technical Assistance	Low	Programs in place by various organizations to offer technical assistance.
Other Economic Development Needs	Medium	Job training for dislocated workers and unskilled workers.
OTHER COMMUNITY DEVELOPMENT NEEDS		
Energy Efficiency Improvements	Low	Most homes have been built with energy efficient material. Rehabilitation projects ensure energy efficiency.
Lead Based Paint/Hazards	Low	Number of homes with lead based paint low. Over 90% of housing built after 1960 does not contain lead based paint.
Code Enforcement	Low	Code enforcement activities compliment housing rehabilitation and redevelopment efforts.
PLANNING	Medium	Community estimates planning for its future goals.

Lead-based Paint (91.215 (g))

1. Estimate the number of housing units that contain lead-based paint hazards, as defined in section 1004 of the Residential Lead-Based Paint Hazard Reduction Act of 1992, and are occupied by extremely low-income, low-income, and moderate-income families.
2. Outline actions proposed or being taken to evaluate and reduce lead-based paint hazards and describe how lead based paint hazards will be integrated into housing policies and programs, and how the plan for the reduction of lead-based hazards is related to the extent of lead poisoning and hazards.

5 Year Strategic Plan Lead-based Paint response:

Lead based paint was banned from residential use in 1978. In spite of this, lead poison remains a serious concern in areas which have a concentration of older homes. According to the 2000 US census 58,266 or 87% of homes in the Town of Huntington were constructed prior to 1980. HUD requires the agency to estimate the number of housing units that are occupied by low/moderate income families and the homes could have lead issues. To meet this guideline we used the 58,266 units built before 1978, one third of our population lives below the median income, fifteen percent are seniors this leaves the possibility of 16,340 units. However in the past five years not one case of lead poisoning in a child has been recorded in the Town of Huntington.

The Division of Patient Care has issued the following guidelines developed by the National Center for Disease Control (CDC) to determine lead exposure hazards: blood levels below 10ug/dL, no intervention required; levels between 10 and 14ug/dL, intervention in the form of counseling regarding hygiene, diet, and supervision is required; persistent levels of between 15 and 19ug/dL, or 20ug/dL and above are considered poisonous and require home inspection, follow-up testing and medical treatment, when necessary. All levels of 10ug/dL and above must be reported to the Suffolk County Department of Health Services.

The Huntington Community Development Agency will continue working with Suffolk County Department of Health Services, which is responsible for testing homes suspected of containing lead base paint with children under 6 years old. According to the Suffolk County Department of Health Services, 15 children were found with blood levels of 10 or above. Fortunately, it does not appear as though lead poisoning is a wide spread problem in the Town of Huntington, none of the cases were from Huntington. The Town of Huntington Community Development Agency, which administers home a rehabilitation program, has applicants read about lead base paint hazards. The homes that are rehabilitated through our CDBG program are tested for lead base paint before any substantial work begins as part of the over all process.

HOUSING

Housing Needs (91.205)

*Please also refer to the Housing Needs Table in the Needs.xls workbook

1. Describe the estimated housing needs projected for the next five year period for the following categories of persons: extremely low-income, low-income, moderate-income, and middle-income families, renters and owners, elderly persons, persons with disabilities, including persons with HIV/AIDS and their families, single persons, large families, public housing residents, victims of domestic violence, families on the public housing and section 8 tenant-based waiting list, and discuss specific housing problems, including: cost-burden, severe cost- burden, substandard housing, and overcrowding (especially large families).
2. To the extent that any racial or ethnic group has a disproportionately greater need for any income category in comparison to the needs of that category as a

whole, the jurisdiction must complete an assessment of that specific need. For this purpose, disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least ten percentage points higher than the percentage of persons in the category as a whole.

5 Year Strategic Plan Housing Needs response:

The age of the housing stock has and will continue to be an issue in Huntington. With 48% of the housing units constructed before 1960 that is over fifty years ago and another 27.5% built between 1960 and 1970. This suggests without adequate maintenance, repair and rehabilitation, overall housing conditions will decline.

Town of Huntington	Housing Units
Built 1999-2000	717
Built 1995-1998	2,093
Built 1990-1994	1,168
Built 1980-1989	4,110
Built 1970-1979	8,742
Built 1960-1969	18,621
Built 1940-1959	24,184
Built 1939 or earlier	8,073

In reviewing the Housing Needs Table, many owners and renters, particularly with incomes 50% of the median family incomes in the Town of Huntington are experiencing housing problems. Elderly owners are experiencing slightly higher problems than elderly renters. Small related families are experiencing similar concerns regardless of renting or owning. Large families, owners are experiencing the most difficulty with suitable and affordable housing. There is not a disproportionate need evidence between racial groups. As one reviews the statistical information available, there does not seem to be a disproportionate need between racial group of those living in the Town of Huntington.

Renters Income MFI	Household Income <30% MFI	Household Income >30% <50% MFI	Household Income > 50% <80%
Elderly			
With housing problems	51.9%	52.4%	31.6%
With Cost Burden >30%	50.1%	52.4%	31.6%
With Cost Burden > 50%	34.1%	33.1%	12.3%
Small Related Families			
With housing problems	89.6%	83.5%	73.6%
With Cost Burden>30%	88.9%	75.5%	56.5%
With Cost Burden>50%	77.4%	24.7%	16.3%
Large Related Families			
With Housing problems	85%	77.4%	62.4%
With Cost Burden >30%	74.6%	65.8%	21.2%
With Cost Burden >50%	72.3%	23.2%	0%
All other Households			
With housing Problems	68.7%	82.2%	55.6%
With Cost Burden >30%	68.75	77.6%	53.1%
With Cost Burden >50%	64.4%	55.2%	8.2%
Owners Income MFI	Household Income<30% MFI	Household Income >30% <50% MFI	Household Income >50% <80% MFI
Elderly			
With housing Problems	84.2%	64.5%	38.2%
With Cost Burden >30%	83.3%	64.3%	38.2%
With Cost Burden >50%	64.5%	28.2%	15.4%
Small Related Families			
With Housing problems	82.3%	90.9%	77.2%
With Cost Burden >30%	82.3%	90.9%	77.2%
With Cost Burden >50%	75.1%	70.7%	38.5%
Large Related Families			
With housing Problems	92.5%	94.3%	89.5%
With Cost Burden >30%	88.8%	93.4%	87.9%
With Cost Burden >50%	87.3%	72%	31.8%
All Other Households			
With housing Problems	67.5%	96.4%	60.1%
With Cost Burden >30%	67.5%	96.4%	60.1%
With Cost Burden >50%	61.3%	59.6%	32%

Housing

The Town of Huntington is in the Suffolk Counties consortium for HOME funds; however, the Town does use Community Development Block Grant funds for housing needs.

There are 65,917 residential units in the Town of Huntington, of which 58,266 or 88% of the units were built before 1980. 56,200 or 85% units are owner-occupied housing units while the remaining 9,717 units or 15% are renter-occupied housing units. There has been a 3% increase in homeowner occupied units in the past ten years. Over 70% of homeowner population has lived in their home since before 1994.

Census 2000 Tenure, Household Size

Housing Status	Number	Percentage
Owner-Occupied Housing	56,200	85
Renter-Occupied Housing	9,717	15
Total Housing Units	65,917	100

Tenure by Age of Householder

	Number	Percentage
Owner-Occupied Housing Units	56,200	100
15 to 24 Years	134	0.2
25 to 34 Years	4,996	8.9
35 to 44 Years	14,040	25.0
45 to 54 Years	13,497	24.0
55 to 64 Years	10,456	18.6
65 Years and older	13,077	23.3
	Number	Percentage
Renter-Occupied Housing Units	9,717	100
15 to 24 Years	483	5.0
25 to 34 Years	2,800	28.8
35 to 44 Years	2,712	27.9
45 to 54 Years	1,688	17.4
55 to 64 Years	789	8.1
65 Years and older	1,245	12.8

Homeowners between the ages of 34 to 44 years and renters between 25 to 34 years old have the highest percentage of ownership in the Town of Huntington.

It should also be noted there is a large drop off of renters after the age of 44 years old. Homeownership does not have a significant drop. Almost one quarter of the homeowner population is 65 years and older.

If the homeowner is retired and is receiving both social security and retirement income, they would more than likely be able to continue owning a home. These costs become a critical burden to the average retiree household living only on social security because it demands 53% of their income. If the mortgage is not been paid off, all of the average retiree households are in severe financial duress. The average social security allocation in Suffolk is \$12,704.

Town of Huntington

Total Dwelling Units	65,917
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Total – Owner Occupied	56,219
Householder who is white alone	52,428
Householder who is black or African American alone	1,388
Householder who is Hispanic or Latino (of any race)	1,424
Householder who is Asian alone	1,487
Householder who is two or more races, not Hispanic or Latino	421

Total – Renter Occupied	9,698
Householder who is white alone	7,806
Householder who is black or African American alone	858
Householder who is Hispanic or Latino (of any race)	1,355
Householder who is Asian alone	278
Householder who is two or more races, not Hispanic or Latino	117

Census 2000 HCT2 Tenure, Summary File 4

The table above shows that white alone is the largest percentage of owners and renters. In the homeowners' category the Asian population is the second largest percentage, but fourth largest in rental units.

Cost Burden

Housing needs for renters and owners

An important consideration in this chapter, HUD has stated that a place to live should not consume more than 30% of the household income. There are not enough government subsidies to make this a reality.

According to the 2000 Census there are 37,946 owners with a mortgage. Over 36% of owners with mortgages' spend more than 30% of household income on housing needs. If heating and electric need are factored in over 50% of homeowners' living in Huntington with a mortgage are spending more than 30% on housing needs, regardless of income. There are 15,129 owners who do not have a mortgage, 20% of that population spends over 30% of their income on housing costs.

There are 13,999 households who are 65 and older in Huntington. 1,542 of these units are owner occupied and are below 30% of median income, and 1,253 units of rental units are below 30% of median income. This population has the need for additional assistance.

Tenure by Bedrooms, Census 2000

	Number	Percentage
Owner-Occupied Housing Units	56,219	100.0
No Bedrooms	48	0.1
1 Bedroom	874	1.6
2 Bedrooms	4,651	8.3
3 Bedrooms	22,206	39.4
4 Bedrooms	21,022	37.4
5 or more Bedrooms	7,418	13.2

Tenure by Bedrooms, Census 2000

	Number	Percentage
Renter-Occupied Housing Units	9,698	100.0
No Bedrooms	381	3.9
1 Bedroom	3,140	32.4
2 Bedrooms	2,842	29.4
3 Bedrooms	2,119	21.8
4 Bedrooms	926	9.5
5 or more Bedrooms	290	3.0

Household Population, Census 2000

Average Size of a Household in the Town of Huntington

Per Occupied Housing Units	2.91
Per Owner-Occupied Housing Units	2.99
Per Renter-Occupied Housing Units	2.50

Comparing the 1990 and 2000 Census tenured by bedrooms there is an additional 16 units of studios, a loss of 866 one bedroom units, a loss of 410 units of two bedroom units, and a gain of 335 three bedrooms or more.

Huntington Station has the largest rental population of 2,650 units excluding householders over 65 years old. Approximately 1,483 households are paying less than 30 percent gross on rents, leaving the remainder 1,167 households paying over 30 percent of their income towards gross rent.

The hamlet of Huntington has the second largest rental population with 1,198 units, excluding households over 65 years or older. Approximately 38% of the hamlet residents pay over 30% of their gross income towards rent.

The hamlet of East Northport has the third largest rental population with 922 units, under the age of 65 years old. Almost 40% of this population pays 30% of their income or more on rent.

Housing Needs for Renters

Renters with income 0 to 30% MFI

A High priority rating is assigned for programs to meet the needs of elderly, small and large family renter households. Over 36% of elderly, small and large families have rent burdens that exceed 35% of their income and also represent the units with the most housing problems. In this market, fair market rents are clearly not affordable by the average retiree household receiving only social security.

Renters with Income 31% to 50% MFI

Over 36% of elderly households in this income category spend 50% of their income on housing costs. In small-related households, 80% have housing concerns and over 39% spend over 50% on their housing cost. Over 42% of large families spend over 50% of their income on housing costs.

Renters with Income 51% to 80% MFI

Elderly in this income category spend between 30% and 80% of their income on housing costs. 40 percent of small families were likely to spend over 50% of their income on housing cost. 37 percent of large families between 35% and 65% on housing cost

Housing Needs for Owners

Owners with Incomes 0% to 30% MFI

Elderly in this category spend an average between 24% and 80% on housing costs. Small-related households spend an average of 32% to 55% on housing. 35% of large families average over 50% on housing needs. The estimated range of housing problems averages from 65% to 100% of units having some type of problem.

Owners with Incomes 31% to 50% MFI

35% elderly with the above-mentioned income spend over 50% on housing costs. 32% of small family related also spends over 50% of their income on housing. 38% of large related families spend over 50% of their income on housing. Over 73 percent of units in this income have some type of housing problems.

Owner with Incomes 51% to 80% MFI

The elderly cost burden range 25% with cost burden over 50% while small-related 25% have a cost burden range of over 50% on housing costs. Large families cost burden was also at 25% have a cost burden of over 50%.

Housing Market Rental

Maximum Fair Market Rent Price for 2004 & 2009

	0 Bedroom	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms
2004	906	1,085	1,324	1,843	1,974
2009	1,167	1,348	1,592	2,113	2,302

Using a two bedroom full market rental price, and if a household spends 35% of its income for housing, the annual income would have to be \$45,395.

Using the same scenario as above but the household spends 50% of its income for housing; the annual income would have to be \$31,776.

A great number of renters in the Town of Huntington are spending 50% of their income on housing needs.

Housing Market/ Homeowner

HUD has used a term that housing cost should not exceed 30% of one income. Huntington's median household income is (according to the Census 2000) is \$82,528.00. A person would be able to spend \$2,063.00 a month on housing. The average yearly tax payment is \$8,700.00; according to the Town of Huntington Assessor for the year 2004(Tax average in 2010 is \$11,000). The average price of a home in the Town of Huntington is \$529,400.00. Based on a 5%, 30-year mortgage, it would cost \$3,570 a month. This is without utility costs. This exceeds the median household income by over 50%.

Compounding the financial constraints of homeowners is the fact 80% of the housing stock in the Town of Huntington was built prior to 1970. This means a majority of the homes in Huntington will need or have some type of rehabilitation.

The high-cost of occupied housing is a concern in the Town of Huntington. With housing prices in excess of \$500,000 (according to Suffolk Real Estate), many first-time buyers have been priced out of the market unless there is some form of government intervention. The success of the Town of Huntington affordable housing program demonstrates the demand for affordable housing is very strong. The Town does not anticipate that demand to be reduced significantly in the near future. Thus, barring an overall collapse in housing prices, some form of government assistance will be necessary to provide housing opportunities that are affordable to low and moderate income families.

Special Needs Population

(Please refer to map of group homes disperses throughout the Town.)

Elderly

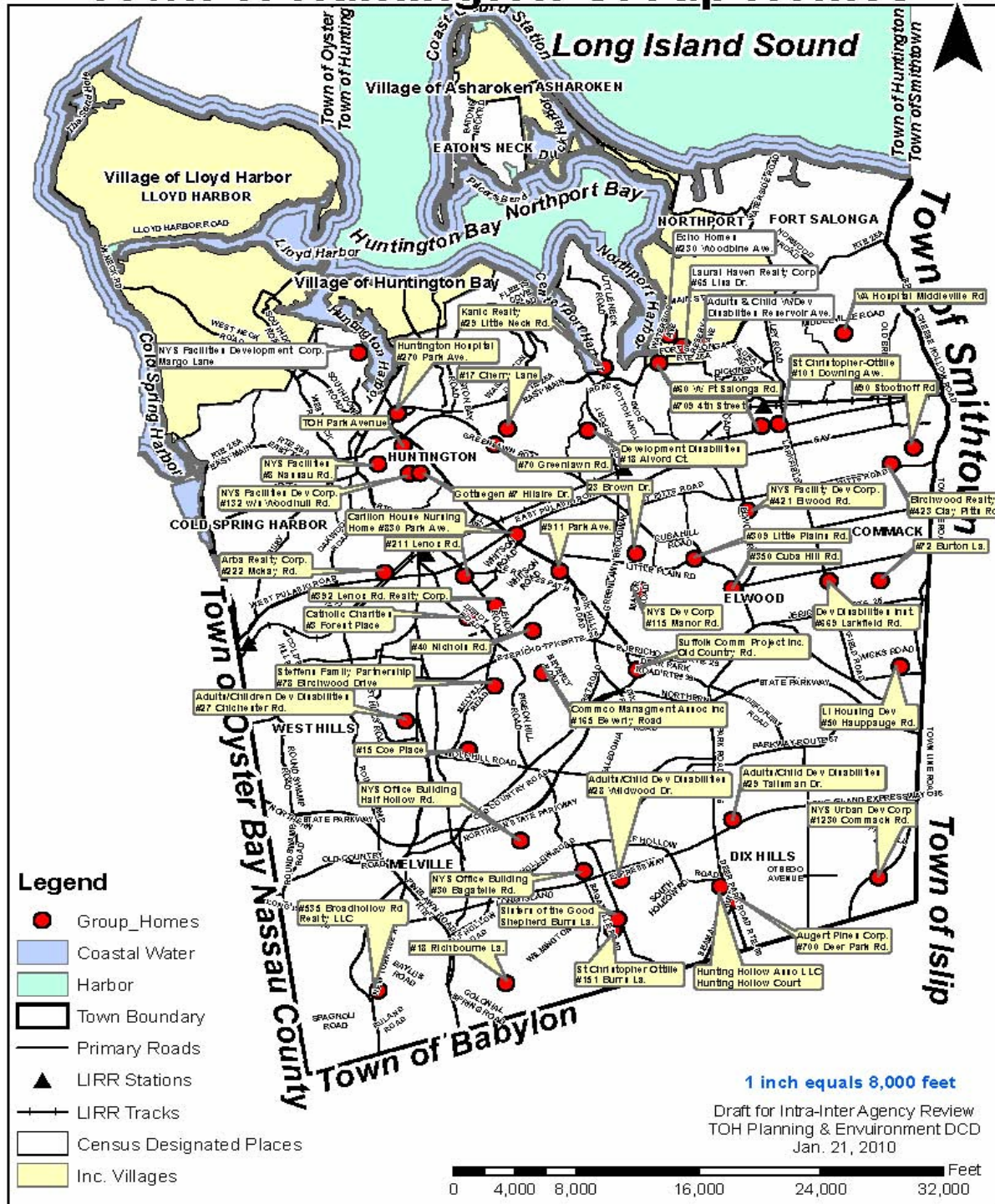
The Town of Huntington elderly population (65 years or older) is 15% of the total population. As per the U.S. Census the risk disability increases with age, those who develop disabilities would need affordable health care. Senior transportation services are limited, if they didn't own a car. The Huntington area rapid transportation system provides limited services for medical appointments and door to door for the Senior Center. The Town has two senior centers (John Flanagan Senior Center and Centerport Beach House), and many satellites sites throughout the Town.

Seniors often need assistance with housing costs, includes maintenance and rehabilitation.

Frail Elderly

Frail elderly is generally defined as persons with one or more dependencies in activities of daily living. We contacted group homes for the elderly and the town senior day care program for information on this population. Our best estimate is about 8% of there housing needs is met through congregate care and the remainder is living with family members. These individuals usually need some type of affordable health care. Transportation is an issue and financial assistance so they can be cared for.

Town of Huntington Group Homes



Substance Abuse

Based on the number persons provided by New York Office of Alcohol and Substance Abuse, for Suffolk County (115,456 cases), Huntington (representing 13% of Suffolk) accounted last year for approximately 16,163 cases. The Town of Huntington Youth Admission and Human Resource Department provide support to residents and their families including mentoring programs, drug and alcohol programs, prevention and skills to refuse the substance abuse. There are several

effective initiatives in place to help address the needs of youth in the Town of Huntington and each School District located in Huntington.

Persons with HIV/AIDS

Based on Suffolk County Department of Health (DOH) 2005 statistics there are roughly 3,316 persons with the virus throughout Suffolk County. As the Town of Huntington represents 13% of the county's population, it is estimated that 430 persons with AIDS reside in the town. Suffolk County DOH acts as a referral service for those people with HIV/AIDS to various not-for-profit and advocacy groups.

Special Need Analysis

Since the human service needs in the Town are extensive and since CDBG funding is limited, it is important to try to provide linkages between programs and initiatives that would address multiple needs. This clearly includes human service needs that are related to housing and jobs.

In addition to the provision on services a number of related needs include transportation to and from locations where services are provided, particularly for seniors and handicapped persons. Handicapped accessibility for housing, public buildings recreation facilities and transportation systems are also needed. Funding for these services mentioned above is highly competitive and costly.

Persons with Disabilities

The 2000 U.S. Census Bureau states that there are 40,330 persons over the age of 5 with disabilities, living in the Town of Huntington. The Town of Huntington Office of Handicapped Services reports that there are 10,000 people with disabilities that preclude them from competitive employment.

Priority Housing Needs (91.215 (b))

1. Identify the priority housing needs and activities in accordance with the categories specified in the Housing Needs Table (formerly Table 2A). These categories correspond with special tabulations of U.S. census data provided by HUD for the preparation of the Consolidated Plan.
2. Provide an analysis of how the characteristics of the housing market and the severity of housing problems and needs of each category of residents provided the basis for determining the relative priority of each priority housing need category.

Note: Family and income types may be grouped in the case of closely related categories of residents where the analysis would apply to more than one family or income type.

3. Describe the basis for assigning the priority given to each category of priority needs.
4. Identify any obstacles to meeting underserved needs.

5 Year Strategic Plan Priority Housing Needs response:

Housing needs for both owners and renters is the same, decent, safe sanitary housing units that are affordable. The Town of Huntington has sufficient housing stock to meet our current population. The majority of the housing stock is over 40

years old and will need improvements in the years to come. Most of the homes were “tract built” quickly and inexpensively and conducive to rehabilitation.

The Town of Huntington is a stable community, however HUD has stated that a place to live should not consume more than 30% of house income on housing, if heating and electric are factored in over 50% of homeowners’ living in Huntington with a mortgage are spending more than 30% on housing needs regardless of income, and over 32% for renters.

In assigning priority needs, we considered the underlying issues including:

The housing stock is old with 75% over 40 years.

The Town of Huntington has 65,917 housing units. 56,219 or 85% are owner occupied and the balance 9,698, or 15% are renter occupied.

The high cost of housing, averages is over \$500,000.

The average tax bill on a unit in 2004 was \$8,700; the average in 2009 is \$11,000.

Very low income renters cannot afford to rent standard units without some form of subsidy. Section 8 vouchers are insufficient to meet the needs of this segment of the population.

Low income owners (those whose incomes are less than 80% of the MFI) cannot afford their total housing costs (mortgage, taxes, insurance, electric, & gas, water) and still have sufficient funds for property maintenance without government assistance.

The largest obstacle in meeting the housing needs of our citizens is funding. Shrinking Federal and State dollars combined with increases taxes at the local level hampers the number of housing units that can be assisted.

The Town will continue to use CDBG funds to for the home rehabilitation program. The deferred owner occupied grant program provides a deferred loan to low income elderly owners in order to make it affordable for them to make needed repairs to their home.

The Town in Fiscal year 2009 -2010 will continue uses its own affordable housing funds to help first time home buyers. The Agency has have found that with the matching down payment funds it enables income qualified persons the opportunity to purchase an affordable home. Pre and post purchase counseling is available to make their homeownership experience successful.

The Town can not meet all the housing needs of our citizens by its self; we have sought out partners to help to meet us meeting additional housing needs.

The Town is not a direct receipt of HOME funds, however we continue to work with Suffolk County who receives the HOME allocation and distributes funds to eligible First Time home buyers through down payment assistance. The County also allows the Town of Huntington funds to rehabilitate homes with these funds.

The Town has been working with New York State Division of Housing and Community Renewal for funds to rehabilitate seniors’ homes under the NY Restore Program and

additional funding from Access to Home which helps renovate homes for handicapped accessibility. These funds work well to leverage funds from our CDBG funded Home Improvement Program. This allows us to help more residents in need.

The Empire State Development Corporation awarded a grant for the Town to build 8 first time homeowner units with an accessory apartment. This will be the first new affordable homes built in this 5 year consolidated plan.

This is a small listing of not-for-profits we are currently working with on housing issues:

The Senior Housing Committee of Huntington, Inc.

The Huntington Senior Division is the major supplier of 202 housing in Huntington. It has built over 600 units of 202 and 811 housing units in Huntington since 1980.

Long Island Housing Partnership

The Partnership, which includes more than 150 member organizations and businesses, has built more than 1,300 affordable housing units in 15 years, including more than 75 units now being developed in Suffolk and Nassau counties. It also offers counseling of first time home buyers; other education and training, including the First Home Club, a 10-month program for new home buyers that result in matching down payment assistance grants.

Long Island Housing Services, Inc.

Long Island Housing Services, Inc. provides counseling, outreach and educational service for the Town and promotes awareness of fair housing rights and obligations, and more affordable housing conditions in the rental market.

Family Service League

Family Service League is a not-for-profit, nationally accredited non-sectarian human service agency. FSL manages one of the largest and most comprehensive networks of care for individuals, children and families across Suffolk County, New York.

Housing Help Inc.

There goals are to help low and moderate income families find safe, decent affordable housing; to assist families involved in the purchase and refinancing process; to help homeowners avoid foreclosure; and to increase the supply of affordable family housing.

The Transitional Services of New York for Long Island, Inc. Haven House/Bridges Inc.

Haven House/Bridges, Inc. (HHB) was formed in 1995 by the merger of two separate homeless housing programs. Haven House was established by, the Huntington Coalition for the Homeless in 1988. Also opened in 1988, Bridges was initiated by Transitional Services of New York for Long Island, Inc. (TSLI). Though separately incorporated, TSLI and HHB are under the same management. TSLI and HHB are not-for-profit corporations with 501© (3) status. Haven House/Bridges operates several programs that serve the homeless on Long Island, New York.

Housing Market Analysis (91.210)

*Please also refer to the Housing Market Analysis Table in the Needs.xls workbook

1. Based on information available to the jurisdiction, describe the significant characteristics of the housing market in terms of supply, demand, condition, and the cost of housing; the housing stock available to serve persons with disabilities; and to serve persons with HIV/AIDS and their families. Data on the housing market should include, to the extent information is available, an estimate of the number of vacant or abandoned buildings and whether units in these buildings are suitable for rehabilitation.
2. Describe the number and targeting (income level and type of household served) of units currently assisted by local, state, or federally funded programs, and an assessment of whether any such units are expected to be lost from the assisted housing inventory for any reason, (i.e. expiration of Section 8 contracts).
3. Indicate how the characteristics of the housing market will influence the use of funds made available for rental assistance, production of new units, rehabilitation of old units, or acquisition of existing units. Please note, the goal of affordable housing is not met by beds in nursing homes.

5 Year Strategic Plan Housing Market Analysis responses:

Analysis

This objective of this section is to provide a housing assessment using the 2000 U.S. Census as a baseline.

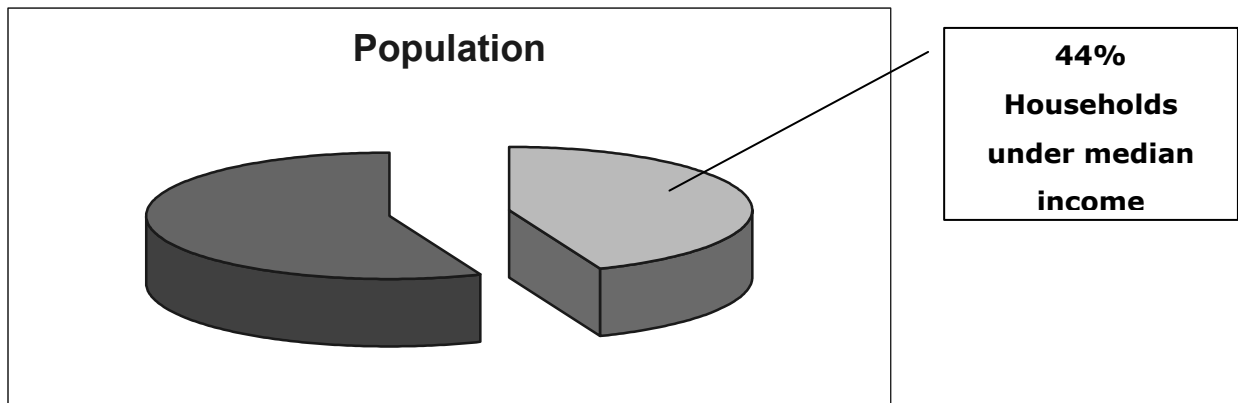
The Town of Huntington has long been a residential community. The residential character of the town was primarily shaped by a large-scale development of single-family detached housing to accommodate the influx of relatively large households during the two decades following the Second World War. The relatively stable population growth of Huntington in the past limited the need to depart from the pattern of large-scale single-family homes.

The Town of Huntington is a stable community with 195,289 persons, with over 70% of the homeowners living in their homes since before 1994. The town's population grew in the past 10 years but is still shy of its 1980 population of 201,512 persons.

The age composition of the town's population according to the 2000 census is as follows: 15% are 62 or older; 31% are 40 to 61 years old; 24% are 21 to 39 years old; and 30% are under 20 years old.

The total median household income is \$82,528.00. The median value of a mortgage of the homeowner is \$277,900.00; and the median rent is \$1,003.00.

In the Town of Huntington over 44% of the population household incomes are less than the Town median household income of \$82,528.00.



According to the 2000 Census there are 65,958 households in the Town of Huntington. Approximately 22,000 households live below the median income of Suffolk County, which is \$65,288.00 dollars per household.

Housing Market/ Homeowner

HUD has used a term that housing cost should not exceed 30% of one income. Huntington's median household income is (according to the Census 2000) is \$82,528.00.

A person would be able to spend \$2,063.00 a month on housing. The average yearly tax payment is \$8,700.00, according to the Town of Huntington Assessor for the year 2004. The average price of a home in the Town of Huntington is \$529,400.00 (Long Island Board of Realtors). Based on a 5%, 30-year mortgage, it would cost \$3,570 a month. This is without utility costs. This exceeds the median household income by over 50%.

In 2009 the average yearly tax payment in Huntington is \$ 11,000, according to the Town of Huntington Assessor. The Average price of a home in the Town of Huntington in 2009 is \$567,700 (Long Island Board of Realtors) this is even during a recession and dramatic house price losses in the past two years.

Compounding the financial constraints of homeowners is the fact 80% of the housing stock in the Town of Huntington was built prior to 1970. This means a majority of the homes in Huntington will need or have some type of rehabilitation.

The high-cost of occupied housing is a concern in the Town of Huntington. With housing prices in excess of \$500,000 (Long Island Board of Realtors), many first-time buyers have been priced out of the market unless there is some form of government intervention. The success of the Town of Huntington affordable housing program demonstrates the demand for affordable housing is very strong. The Town does not anticipate that demand to be reduced significantly in the near future. Thus, barring a further collapse in housing prices, some form of government assistance will be necessary to provide housing opportunities that are affordable to low and moderate income families

SOCDS CHAS Data: Housing Problems Output for All Households

Name of Jurisdiction: Huntington Town(CDBG), New York			Source of Data: CHAS Data Book			Data Current as of: 2000					
	Renters					Owners					
Household by Type, Income, & Housing Problem	Elderly (1 & 2 members)	Small Related (2 to 4 members)	Large Related (5 or more members)	All Other	Total Renters	Elderly (1 & 2 members)	Small Related (2 to 4 members)	Large Related (5 or more members)	All Other	Total Owners	Total Households
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)
1. Household Income <= 50% MFI	835	1,074	363	891	3,163	3,224	1,772	721	598	6,315	9,478
2. Household Income <=30% MFI	545	548	173	565	1,831	1,456	768	267	375	2,866	4,697
3. % with any housing problems	51.9	89.6	85.0	68.7	71.5	84.2	82.3	92.5	67.5	82.3	78.1
4. % Cost Burden >30%	50.1	88.9	74.6	68.7	69.7	83.5	82.3	88.8	67.5	81.6	77.0
5. % Cost Burden >50%	34.1	77.4	72.3	64.4	60.0	64.5	75.1	87.3	61.3	69.1	65.5
6. Household Income >30 to <=50% MFI	290	526	190	326	1,332	1,768	1,004	454	223	3,449	4,781

7. % with any housing problems	52.4	83.5	77.4	82.2	75.5	64.5	90.9	94.3	96.4	78.2	77.4
8. % Cost Burden >30%	52.4	75.5	65.8	77.6	69.6	64.3	90.9	93.4	96.4	77.9	75.6
9. % Cost Burden >50%	33.1	24.7	23.2	55.2	33.8	28.2	70.7	72.0	59.6	48.4	44.3
10. Household Income >50 to <=80% MFI	114	386	170	559	1,229	1,317	1,729	494	331	3,871	5,100
11.% with any housing problems	31.6	73.6	62.4	55.6	60.0	38.2	77.2	89.5	60.1	64.0	63.1
12.% Cost Burden >30%	31.6	56.5	21.2	53.1	47.8	38.2	77.2	87.9	60.1	63.8	60.0
13. % Cost Burden >50%	12.3	16.3	0.0	8.2	10.0	15.4	38.5	31.8	32.0	29.2	24.6
14. Household Income >80% MFI	250	2,046	490	2,207	4,993	7,203	27,872	6,574	3,370	45,019	50,012

15.% with any housing problems	8.8	11.9	32.7	13.7	14.6	13.3	19.4	25.0	27.7	19.9	19.3
16.% Cost Burden >30%	8.8	9.3	11.2	11.2	10.3	13.2	19.3	21.7	26.7	19.2	18.3
17. % Cost Burden >50%	1.6	0.7	2.0	1.4	1.2	3.2	3.2	3.0	5.5	3.3	3.1
18. Total Households	1,199	3,506	1,023	3,657	9,385	11,744	31,373	7,789	4,299	55,205	64,590
19. % with any housing problems	41.1	41.6	54.7	34.7	40.3	32.6	26.4	35.4	37.2	29.9	31.4
20. % Cost Burden >30	40.3	36.9	33.7	32.4	35.2	32.4	26.3	32.4	36.4	29.2	30.1
21. % Cost Burden >50	25.0	18.0	17.5	17.0	18.5	16.0	9.1	11.7	15.3	11.4	12.4

Definitions:

Any housing problems: cost burden greater than 30% of income and/or overcrowding and/or without complete kitchen or plumbing facilities.

Other housing problems: overcrowding (1.01 or more persons per room) and/or without complete kitchen or plumbing facilities.

Elderly households: 1 or 2 person household, either person 62 years old or older.

Renter: Data do not include renters living on boats, RVs or vans. This excludes approximately 25,000 households nationwide.

Cost Burden: Cost burden is the fraction of a household's total gross income spent on housing costs. For renters, housing costs include rent paid by the tenant plus utilities. For owners, housing costs include mortgage payment, taxes, insurance, and utilities.

Source: [Tables F5A, F5B, F5C, F5D](#)

SOCDS CHAS Data: Affordability Mismatch Output for All Households

Name of Jurisdiction: Huntington Town(CDBG), New York		Source of Data: CHAS Data Book		Data Current as of: 2000					
		Renters Units by # of bedrooms				Owned or for sale units by # of bedrooms			
Housing Units by Affordability	0-1	2	3+	Total		0-1	2	3+	Total
	(A)	(B)	(C)	(D)		(E)	(F)	(G)	(H)
1. Rent <=30%					Value <=30%				
# occupied units	632	262	529	1,423		N/A	N/A	N/A	N/A
% occupants <=30%	65.7	46.2	22.9	46.2		N/A	N/A	N/A	N/A
% built before 1970	37.5	81.7	81.3	61.9		N/A	N/A	N/A	N/A
% some problem	29.0	19.5	8.9	19.7		N/A	N/A	N/A	N/A
# vacant for rent	8	22	4	34	# vacant for sale	N/A	N/A	N/A	N/A
2. Rent >30% to <=50%					Value <=50%				
# occupied units	823	490	638	1,951		44	215	862	1,121
% occupants <=50%	48.1	37.6	48.7	45.7		50.0	47.4	23.0	28.7
% built before 1970	75.6	76.7	77.1	76.4		72.7	74.4	87.2	84.2
% some problem	42.4	43.3	45.5	43.6		31.8	14.9	5.6	8.4
# vacant for rent	31	53	26	110	# vacant for sale	0	12	8	20
3. Rent >50% to <=80%					Value >50% to <=80%				
# occupied units	1,120	934	703	2,757		74	251	2,565	2,890
% occupants <=80%	48.5	43.6	41.0	44.9		86.5	69.7	33.3	37.9
% built before 1970	88.0	81.2	64.0	79.6		86.5	83.3	89.4	88.8
% some problem	43.8	45.5	36.0	42.4		45.9	19.1	5.8	8.0
# vacant for rent	29	24	26	79	# vacant for sale	0	0	10	10
4. Rent >80%					Value >80%				
# occupied units	843	1,064	1,312	3,219		722	3,824	46,735	51,281
# vacant for rent	77	49	37	163	# vacant for sale	45	40	297	382

Definitions:

Rent 0-30% - These are units with a current gross rent (rent and utilities) that are affordable to households with incomes at or below 30% of HUD Area Median Family Income. Affordable is defined as gross rent less than or equal to 30% of a household's gross income.

Rent 30-50% - These are units with a current gross rent that are affordable to households with incomes greater than 30% and less than or equal to 50% of HUD Area Median Family Income.

Rent 50-80% - These are units with a current gross rent that are affordable to households with incomes greater than 50% and less than or equal to 80% of HUD Area Median Family Income.

Rent > 80% - These are units with a current gross rent that are affordable to households with incomes above 80% of HUD Area Median Family Income.

Value 0-50% - These are homes with values affordable to households with incomes at or below 50% of HUD Area Median Family Income. Affordable is defined as annual owner costs less than or equal to 30% of annual gross income. Annual owner costs are estimated assuming the cost of purchasing a home at the time of the Census based on the reported value of the home. Assuming a 7.9% interest rate and national averages for annual utility costs, taxes, and hazard and mortgage insurance, multiplying income times 2.9 represents the value of a home a person could afford to purchase. For example, a household with an annual gross income of \$30,000 is estimated to be able to afford an \$87,000 home without having total costs exceed 30% of their annual household income.

Value 50-80% - These are units with a current value that are affordable to households with incomes greater than 50% and less than or equal to 80% of HUD Area Median Family Income.

Value > 80% - These are units with a current value that are affordable to households with incomes above 80% of HUD Area Median Family Income.

Source: [Tables A10A, A10B, A12, A9A, A9B, A9C, A8B, A8C, A11](#)

Persons with Disabilities

The 2000 Census non-institutional disabled population Town of Huntington

	Persons
Total disabilities tallied:	40,330
Total disabilities tallied for people 5 to 15 years:	1,430
Sensory disability	122
Physical disability	186
Mental disability	952
Self-care disability	170
Total disabilities tallied for people 16 to 64 years:	24,559
Sensory disability	1,279
Physical disability	4,105
Mental disability	2,511
Self-care disability	1,516
Go-outside-home disability	4,810
Employment disability	10,338
Total disabilities tallied for people 65 years and over:	14,341
Sensory disability	2,177
Physical disability	4,905
Mental disability	1,702
Self-care disability	1,709
Go-outside-home disability	3,848

U.S. Census Bureau – Census 2000

According to Census number in the Town of Huntington there are approximately 9,196 persons that are physically disabled. The physically disabled are the largest population of the non-institutional population with specified disability.

The Town of Huntington Office of Handicapped Services report that 10,000 people with physical disabilities in the Town of Huntington. The challenge for many of these individuals and their families is that the disability limits or precludes competitive employment, leaving them on fixed or very limited income-usually social security (SSI) or social security disability (SSDI) benefits.

This means that in addition to living with a disability, people with disabilities often struggle with the stress of acute poverty, including the inability to afford decent and safe housing. These housing needs vary depending upon disability.

The Town provided transportation, social and educational programs. This population has needs for accessible buildings and special provisions for housing units that are affordable.

According to the 2000 Census there are 5,165 mentally disabled in the town. The Department of Human Resources supports these town residents. A majority of this population uses BOCES Educational Services and various not-for-profit organizations throughout the County.

The cost of specialized services can easily exceed an individual resources, thus they rely on the public mental health system for help. There is a need for transportation, medication, permanent supported housing, affordable housing and monitoring by family or agencies.

The de-institutionalization of mental patients from psychiatric centers has left many patients struggling to live independently, prematurely and without the necessary skill and tools for day-to-day living.

Persons with HIV/AIDS

Based on Suffolk County Department of Health (DOH) there are roughly 3,316 with the virus throughout Suffolk County. As the Town of Huntington represents 13% of the County's population, it is estimated that 430 persons with AIDS reside in the town. According to studies up to 50% are likely to experience housing problems.

Suffolk County DOH acts as a referral service for those persons with HIV/AIDS to various not-for-profit and advocacy groups. There is a need for financial assistance, supportive services, and permanent housing for this population.

Special Need Objectives

The Town of Huntington is aware of its special populations and will keep supporting a myriad of programs through different not-for-profit organizations and the town's departments.

Huntington will continue providing assistance to organizations that help the special needs population, family and senior centers providing them with self-sufficiency assistance they require.

Specific Housing Objectives (91.215 (b))

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve over a specified time period.
2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.

5 Year Strategic Plan Specific Housing Objectives response:

Specific Housing Objectives

To preserve and increase the supply of affordable first-time homebuyers housing for extremely low (0-30% MFI), very low (31% -50%), and moderate income (51%-80%)

Expanding the supply of affordable housing will be reached by housing programs geared to the appropriate income level population.

The Town of Huntington has been successful working with many partnerships in the past five years to build affordable units throughout the Town of Huntington.

For the next five years, the program goal will be 50 units of affordable units purchase by the above captioned categories. The Town will be in partnership with not-for-profit and developers who will build the projects.

Sources:

- Federal Program
 - Community Development Block Grant Home
- State
 - N.Y.S. Affordable Housing Corporation
 - Federal Home Loan Bank of N.Y.
- Local
 - Surplus Land-Suffolk County
 - Density Bonus
- Private
 - Mortgages by Bank
 - Not-for-profits

To improve the condition of existing housing for owner-occupied households occupied by extremely low (0-30% MFI), very low (31%-50% MFI), and moderate income (51% - 80%)
Over 80% of housing stock is over 35 years old. Those units are in an age that requires rehabilitation. Many of the homes were “tract” homes that were built quickly and inexpensively in post World War II era, laying the groundwork for a potential deterioration in housing stock. The Town has determined that a program of property rehabilitation is necessary to insure that the existing housing stock remain as safe and decent place to live.

The Home Rehabilitation Program assists homeowners whose incomes’ are in the above-mentioned category; address safety, code and weatherization issues. Currently the program provides an average of \$55,000.00 per home. There is currently a waiting list of 10 people, and payments are deferred until property is sold or transferred. The Town of Huntington plans to rehabilitate 75 units in the next five years.

Sources:

- Federal
 - Community Development Block Grant
 - Home (Suffolk County)
- State
 - N.Y.S. Weatherization Program
- Private
 - Long Island Power Authority
 - National Grid

To increase the supply of affordable renter-occupied housing for extremely low (0-30% MFI), very low (31%-51%), and moderate income (51%-80%)
There is a great need for rental assistance; the monthly cost of renting a unit exceeds the typical family’s ability to pay.

New affordable residential development should be encouraged town wide to avoid a concentration of one income in one area of the town within those areas of the town where there

is a high concentration of rental housing and where the rental stock is substandard, substantial rehabilitation is the recommended strategy, as well as additional Section 8 vouchers and certificates to help lessen housing costs to renters.

The Accessory Apartment Legalization Program provides financial assistance to home owners who are up to 120% of the medium and the tenants must be 80% of the medium. This is deemed an important component of our housing efforts to protect neighborhood stability. The Town will assist at least 20 new units of accessory housing townwide.

In the next five years the agency will continue to develop cooperation between developers and not-for-profits to construct affordable units in their respective developments. The Town anticipates assisting over 100 units in the next five years.

Sources:

- Federal
 - Community Development Block Grant
 - 202 funds for seniors
- N.Y.S.
 - Housing trust funds
- Private
 - Banks
 - Not-for-profit
 - Profit developers

Down Payment Assistance

Down Payment Assistance program allows first time homebuyers (those who rent), the ability to buy a house, with funds for a down payment. The County will be administering this program.

Sources:

- Town
- Federal
 - Huntington Affordable Trust Funds
 - HOME (Suffolk County)
 - Community Development Block Grant

Counseling

Counseling sessions are to guide and educate Town of Huntington residents. It provides counseling on matters of mortgage, foreclosure prevention, and eviction prevention. The Town of Huntington encourages its residents to attend the sessions and coordinated workshops and seminars in the Town. The Town anticipates counseling 850 households in the next 5 years.

Sources:

- Federal
 - Community Development Block Grant

Housing Needs
Renter Table 2A

		Need Level	Units	Estimated \$
Small Related	0 – 30% of MFI	High	40	\$ 8,000,000
	31 – 50% of MFI	High	35	\$ 6,000,000
	51 – 80% of MFI	High	30	\$ 3,000,000
Large Related	0 – 30% of MFI	High	20	\$ 2,500,000
	31 – 50% of MFI	High	10	\$ 1,000,000
	51 – 80% of MFI	High	15	\$ 1,500,000
Elderly	0 – 30% of MFI	High	225	\$ 20,250,000
	31 – 50% of MFI	High	70	\$ 7,000,000
	51 – 80% of MFI	High	70	\$ 7,000,000
All Other	0 – 30% of MFI	Med.	10	\$ 1,200,000
	31 – 50% of MFI	Low	7	\$ 750,000
	51 – 80% of MFI	Low	2	\$ 240,000

Owner

		Need Level	Units	Estimated \$
	0 – 30% of MFI	Low	40	\$ 4,800,000
	31 – 50% of MFI	High	50	\$ 5,000,000
	51 – 80% of MFI	High	50	\$ 5,000,000

Housing
Specific Objective for Five Year Consolidated Plan 2010-2014

Specific Objectives	Performance Measure	Expected Outcome	Actual (2011)
Affordable First-time Homebuyer Housing			
0% - 30%	Units	1	
31% - 50%	Units	10	
50% - 80%	Units	39	
Total		50	
Affordable Rental Housing			
0% - 30%	Units	6	
31% - 50%	Units	20	
50% - 80%	Units	74	
Total		100	
Home Improvement			
0% - 30%	Units	10	
31% - 50%	Units	45	
50% - 80%	Units	20	
Total		75	
Counseling			
0% - 30%	People	250	
31% - 50%	People	250	
50% - 80%	People	350	

Needs of Public Housing (91.210 (b))

In cooperation with the public housing agency or agencies located within its boundaries, describe the needs of public housing, including the number of public housing units in the jurisdiction, the physical condition of such units, the restoration and revitalization needs of public housing projects within the jurisdiction, and other factors, including the number of families on public housing and tenant-based waiting lists and results from the Section 504 needs assessment of public housing projects located within its boundaries (i.e. assessment of needs of tenants and applicants on waiting list for accessible units as required by 24 CFR 8.25). The public housing agency and jurisdiction can use the optional Priority Public Housing Needs Table (formerly Table 4) of the Consolidated Plan to identify priority public housing needs to assist in this process.

5 Year Strategic Plan Needs of Public Housing response:

Public Housing

The Public Housing Authority of the Town of Huntington Public Housing Authority Five-Year Plan is available at the Huntington Housing Authority Administrative Office and the Huntington Community Development Agency Office.

The purpose of the Huntington Housing Annual Plan is to communicate the Authority strategic plan for implementing the five year capital improvement plan. Additionally, the plan provides the participants, tenants and other community stakeholders with basic programmatic information, as it relates to the specific programs administered by the Housing Authority.

Housing Needs of Families on the Public Housing and
Section 8 Tenant-Based Assistance Waiting Lists

Housing Needs of Families on the Waiting List			
Waiting list type: <input type="checkbox"/> Section 8 tenant-based assistance <input checked="" type="checkbox"/> Public Housing <input type="checkbox"/> Combined Section 8 and Public Housing <input type="checkbox"/> Public Housing Site-Based or sub-jurisdiction waiting list (optional) If used, identify which development/sub jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	1376		5 – 6
Extremely low income <= 30% AMI	Data not maintained	Data not maintained	
Very low income (>30% but <=50%) AMI	Data not maintained	Data not maintained	
Low income (>50% but <=80%) AMI	Data not maintained	Data not maintained	
Families with children	1141	83 %	
Elderly families	88	6 %	
Families with Disabilities	147	11 %	
Caucasian	938	68 %	
African-American	422	30 %	
Hispanic	100	7%	
Other		1 %	
Characteristics by Bedroom Size (Public Housing Only)			
1 Bedroom	388		
2 Bedroom	400		
3 Bedroom	246		
4 Bedroom	49		
5 Bedroom	13		
5+ Bedroom	5		

Public Housing Needs of Families on the Waiting List			
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> yes			
If yes:			
How long has it been closed (36months)?			
Does the PHA expect to reopen this list in the PHA Plan year? NO			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
	# of families	% of total families	Annual Turnover
Waiting list total	2304		50 – 100
Extremely low income <= 30% AMI	Data not maintained		
Very low income (>30% but <=50%) AMI	Data not maintained		
Low income (>50% but <=80%) AMI	Data not maintained		
Families with children	1931	84%	
Elderly families	170	7%	
Families with Disabilities	203	8%	
Caucasian	1596	69%	
African-American	667	29%	
Hispanic	211	9%	
Other	41	2%	

Characteristics by Bedroom Size (Public Housing Only)			
1 Bedroom	652	n/a	n/a
2 Bedroom	730	n/a	n/a
3 Bedroom	397	n/a	n/a
4 Bedroom	64	n/a	n/a
5 Bedroom	29	n/a	n/a
5+ Bedroom	7	n/a	n/a

Public Housing Strategy (91.210)

1. Describe the public housing agency's strategy to serve the needs of extremely low-income, low-income, and moderate-income families residing in the jurisdiction served by the public housing agency (including families on the public housing and section 8 tenant-based waiting list), the public housing agency's strategy for addressing the revitalization and restoration needs of public housing projects within the jurisdiction and improving the management and operation of such public housing, and the public housing agency's strategy for improving the living environment of extremely low-income, low-income, and moderate families residing in public housing.
2. Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake to encourage public housing residents to become more involved in management and participate in homeownership. (NAHA Sec. 105 (b)(11) and (91.215 (k))

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3. If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation. (NAHA Sec. 105 (g))

5 Year Strategic Plan Public Housing Strategy response:

Public Housing

The Public Housing Authority of the Town of Huntington Public Housing Authority Five-Year Plan is available at the Huntington Housing Authority Administrative Office and the Huntington Community Development Agency Office. The Huntington Housing Authority (HHA) Five- Year Plan is effective from 2004 through 2009.

The purpose of the Huntington Housing Annual Plan is to communicate the Authority strategic plan for implementing the five year capital improvement plan. Additionally, the plan provides the participants, tenants and other community stakeholders with basic programmatic information, as it relates to the specific programs administered by the Housing Authority. Below are the most important challenges to be met by the Housing Authority of the Town of Huntington:

- Provide the communities we serve with state of the art closed circuit television systems, as a means to maintain safe, decent and affordable housing.
- Build and maintain partnership relationships with other community stakeholders to ensure that the security, social and the housing needs of the communities are appropriately met.
- Preserve and improve the physical conditions of the public housing stock through the use of Housing and Urban Development (HUD) Capital Grant Funds.
- Create and developed additional public/affordable housing opportunities within the Town of Huntington.
- Invoke the Public Housing residents and the Section 8 participants participation in the creation of the Housing Authority's all future capital improvement and development plans.
- Educate and encourage potential landlords regarding their participation in the Section 8 program.
- Maintain the Housing Authority's level of direct service through accurate budget authority analysis and the proper implementation of HUD administrative directives, such as eligibility screening, rent calculation and rent reasonableness.
- Enforce all confirmed lease and program violations, especially as it relates to drug or violent crimes.
- Expand housing opportunities through private partnerships such as S8 project based housing.

The Huntington Housing Authority does not expect to lose any public housing units in the next five years. However, tenant and program participation will be effected as we enforce the Housing Authority Admissions and Continued Occupancy policies.

The Housing Authority encourages public residents to become more involved in the developing the goals and objectives of the Authority. The HHA does have a Resident Advisory Board that presides over both of the Public Housing Communities.

As a result of a HUD onsite assessment of the Housing Authority's 2005 fiscal year end (FYE) reports, the Huntington Housing Authority was deemed troubled in both the Section 8 and the Public Housing Programs. In the 2008 FYE reporting year, the Housing Authority scored an 88 in the Section 8 program and the designation was upgraded to a standard performer. However, we are still working with HUD through a Memorandum of Agreement to improve the Public Housing financial score. The Town with Stimulus funds has provided funds to the Housing Authority for Family Self Sufficiency.

Barriers to Affordable Housing (91.210 (e) and 91.215 (f))

1. Explain whether the cost of housing or the incentives to develop, maintain, or improve affordable housing are affected by public policies, particularly those of the local jurisdiction. Such policies include tax policy affecting land and other property, land use controls, zoning ordinances, building codes, fees and charges, growth limits, and policies that affect the return on residential investment.
2. Describe the strategy to remove or ameliorate negative effects of public policies that serve as barriers to affordable housing, except that, if a State requires a unit of general local government to submit a regulatory barrier assessment that is substantially equivalent to the information required under this part, as determined by HUD, the unit of general local government may submit that assessment to HUD and it shall be considered to have complied with this requirement.

5 Year Strategic Plan Barriers to Affordable Housing response:

Barriers to Affordable Housing

The average home cost in the Town of Huntington is over \$500,000. The average tax bill on a unit is \$11,000. Residents have stated that while they can afford the monthly mortgage payments, they are unable to attain the goal of homeownership because they cannot save sufficient funds to cover the down payment, the upkeep, electric and heating the unit.

The ability to provide affordable housing in the Town of Huntington is further affected by several factors. Included among those factors are environmental regulations and the price of land.

When developing housing in Huntington Town, existing environmental regulations make it necessary to take into consideration the effect that the development will have on the underground water supply. Any development that occurs in Huntington Town must adhere to State, County and Local requirements for groundwater protection. Thus, meeting those requirements necessarily increases the cost of development.

Concomitantly, Suffolk County has purchased large tracts of land in the Town of Huntington in an effort to preserve open spaces and protect groundwater. Those actions further diminish the supply of real estate available for development. These actions result in increased land costs in the Town of Huntington, necessarily dictating that quality builders are likely to build high-end housing in the Town of Huntington to recoup their investment. That situation further exacerbates the overall problem of housing affordability for persons of low and moderate incomes in the Town of Huntington.

The Town of Huntington Planning Board, in recognition of the above-mentioned plight, has the ability to help create affordable units in an applicant-initiated zone change which can result in an increase in the lot yield or density the developer will provide affordable housing thus enables developers to produce affordable housing without the need for direct financial government subsidy.

The Town in the process of updating its zoning master plan and seeks to, among other things; address the problem of affordable housing. The Town has passed an accessory apartment law. The accessory apartment law was adopted by the Town as an affirmative means to not only increase the number of rental apartments in the Town of Huntington but also to insure that these rental units comply with building and fires codes. The "Huntington Accessory Apartment Law" will allow for more efficient use of the Town's existing dwelling stock and will be providing apartment, to people of limited income on a town wide basis. One of the principal benefits to the Town of this law is that the creation of new rental housing will be dispersed throughout the entire town without the expense, delays and disruptions created by new construction, and which would concentrate the units on one site. The dispersion of rental housing throughout the entire Town will further integrate diverse ethnic/racial populations and will, in fact, lead to a de-concentration of ethnic/racial minorities. The Town's experience to date supports that projection. In the past five years the amount of accessory apartments has increased an additional 208 units, bringing the total to 1,940 units.

The implementation of the Town purchased County surplus property program at reduced cost for affordable housing and the accessory apartment law will enable the Town to produce affordable housing that will be dispersed throughout the entire Town and will continue to allow the Town to develop affordable housing as part of its Consolidated Plan.

In the Town of Huntington there are no excessive, exclusionary, discriminatory or duplicative aspects of these policies, rules and regulations that constitute barriers to affordability.

HOMELESS

Homeless Needs (91.205 (b) and 91.215 (c))

*Please also refer to the Homeless Needs Table in the Needs.xls workbook

Homeless Needs— The jurisdiction must provide a concise summary of the nature and extent of homelessness in the jurisdiction, (including rural homelessness and chronic homelessness where applicable), addressing separately the need for facilities and services for homeless persons and homeless families with children, both sheltered and unsheltered, and homeless subpopulations, in accordance with Table 1A. The summary must include the characteristics and needs of low-income individuals and children, (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered. In addition, to the extent information is available; the plan must include a description of the nature and extent of homelessness by racial and ethnic group. A quantitative analysis is not required. If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates.

5 Year Strategic Plan Homeless Needs response:

Homelessness

The Town, in seeking to describe the nature and extent of homelessness within its borders, including the estimated number and special needs of homeless persons who are mentally ill, alcohol and drug abusers, runaway and abandoned youth and victims of domestic violence, and to identify their racial/ethnic status as required by 24 CFR 91.15(b), after a good faith effort has determined that there is not exact census data available at the present time to provide all items specified in 24 CFR 91.15(b). The best available statistical estimates are provided by the Suffolk County Department of Social Services and reflect only the homeless persons who seek assistance for emergency housing from the Department of Social Services. Those numbers do not take into account those who obtain emergency housing with relatives or who seek shelter in cars or streets.

There are four primary methods for homeless to access services in Suffolk County. They are Intra Agency Referral, walk-in, agency referral, or Department of Social Services. Case management services are a crucial component of assisting the homeless in accessing the various services that exist in our area. There are three basic kinds of housing from the Suffolk County Department of Social Services, the Continuum of Care for Suffolk and other not-for-profit organizations who provide assistance. The Suffolk County's supportive service system is quite extensive, providing assessment and homeless prevention activities. The Suffolk County Continuum of Care consists of 150 organizations, businesses, government agencies and consumer groups. DSS is the lead county agency charged with housing homeless families and individuals throughout the County.

With in the Town there are also non-homeless households which are threatened with homelessness and are considered "at risk". Factors contributing to this problem include increase in the number of foreclosed homes, excessive housing cost burden, overcrowding, substance abuse, mental illness and AIDS. Extremely low income families with incomes of less than 30% of area median, especially those with children, are most at risk. Suffolk County assists low income families and individuals in imminent danger of residing in shelters, or being unsheltered due to a lack of housing and/or inadequate support network, by establishing a coordinated services approach.

Emergency Shelter: This provides a safe environment and basic needs. Children have the ability to attend school. The residents of the shelters work with shelter staff to get transitional or permanent housing. The stays are limited.

Transitional Housing: This provides housing for up to 2 years. Individuals and families in transitional housing are striving for permanent housing and self-sufficiency.

Permanent Supportive Housing: This is a permanent home for a person with disabilities. It is a safe affordable housing, with services appropriate to the needs of the program participants.

Families and individuals with severe cost burdens (defined by HUD as those individuals paying greater than 30 percent of their income for housing costs) are also at risk of becoming homeless or imminent risk because they do not have affordable housing available to them. These families are currently housed; however, they are potentially at risk of becoming homeless since a change in their present financial situation could cause them to lose their current housing.

Special Needs – Non Homeless

These are the best estimate, to the extent practicable, of the number of person who are not homeless but have special needs. This includes the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons addicted to alcohol or drugs or infected with HIV/AIDS.

Elderly

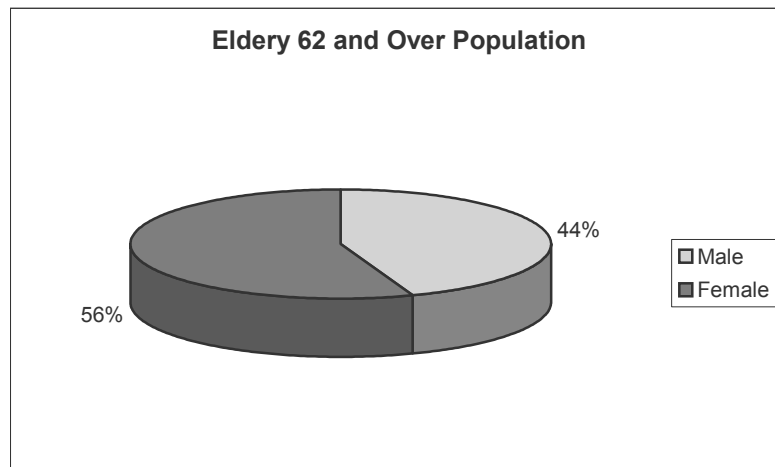
According to the 2000 Census the Town of Huntington elderly population is 15% of the total population; this is an increase of 1% from previous data found in the 1990 Census.

Data from the 2000 U.S. Census for the Town of Huntington shows the population of 62-64 year olds is 4,897; the population of 65-74 year olds is 14,634; the population of 75-84 year olds is 7,936; and the population of 85 year olds and older is 2,911. Within the first two age groups (those individuals 62-74 years of age) it was determined that 1,677 of these individuals are paying more than 35% of their income toward monthly owner costs. Within these same two age groups, an additional 251 individuals are paying more than 35% of their income toward rental costs.

When considering the expenses of this aging population it is apparent these individuals are in need of our assistance.

Elderly 62 and over Population

Total	30,378
Male	13,460
Female	16,918



The Town of Huntington owns and operates two senior centers in the Town, and about 9 satellite locations. The centers provide many services, health screening and blood pressure testing through the American Red Cross, Medicare and Medicaid information, events, movies, tours, physical mobility, socialization, and therapeutic needs. There are additional needs for this group.

Frail Elderly

The term “frail elderly” is a designation given to persons with one or more dependencies in their daily living activities. These individuals are typically 75 years of age or older. We have

contacted group homes for the elderly and the Town Senior Day Care program for information on this population. The best estimate is that 9% of the elderly population has its housing needs met through congregate care and the remainder of this population lives with family members.

The demand for housing assistance has risen over the past 5 years. According to the 2000 Census individuals who are considered "frail elderly" have an average median income of \$34,472. This means the majority of individuals cannot afford housing costs within the Town. It is the Agency's belief that with the decrease in available housing options this aging population needs our full attention.

Substance Abuse

Based on this number by the New York Office of Alcohol and Substance Abuse, there are total of 115,456 cases in Suffolk. Huntington represents 13% of the population, it could be estimated that the town has 15,009 cases.

People who are addicted to alcohol and drugs may never become homeless, but people who are poor and addicted are clearly at increased risk of homelessness. The Town of Huntington Department of Drugs and Alcohol serves almost 310 residents monthly. This Department provides support to residents and their families along the recovery process. There is a need to educate, and counsel to treat those who are substance abusers. The Town will continue to fund programs through the Department of Human Resources.

Persons with HIV/AIDS

Based on Suffolk County Department of Health (DOH) there are roughly 3,316 with the virus throughout Suffolk County. As the Town of Huntington represents 13% of the county's population, it is estimated that 430 persons with AIDS reside in the town. According to studies up to 50% are likely to experience housing problems. Suffolk County DOH acts as a referral service for those persons with HIV/AIDS to various not-for-profit and advocacy groups. There is a need for financial assistance, supportive services, and permanent housing for this population.

Priority Homeless Needs

1. Using the results of the Continuum of Care planning process, identify the jurisdiction's homeless and homeless prevention priorities specified in Table 1A, the Homeless and Special Needs Populations Chart. The description of the jurisdiction's choice of priority needs and allocation priorities must be based on reliable data meeting HUD standards and should reflect the required consultation with homeless assistance providers, homeless persons, and other concerned citizens regarding the needs of homeless families with children and individuals. The jurisdiction must provide an analysis of how the needs of each category of residents provided the basis for determining the relative priority of each priority homeless need category. A separate brief narrative should be directed to addressing gaps in services and housing for the sheltered and unsheltered chronic homeless.
2. A community should give a high priority to chronically homeless persons, where the jurisdiction identifies sheltered and unsheltered chronic homeless persons in its Homeless Needs Table - Homeless Populations and Subpopulations.

5 Year Strategic Plan Priority Homeless Needs response:
Continuum of Care: Gaps Analysis

Continuum of Care Homeless Population and Subpopulations Chart

Part 1: Homeless Population				Sheltered		Un-sheltered	Total	Jurisdiction													
				Emergency	Transitional			Data Quality													
								<div>(E) estimates</div>													
1. Homeless Individuals				222	106	0	328														
2. Homeless Families with Children				287	85	0	372														
	2a. Persons in Homeless with Children Families			1122	285	0	1407														
Total (lines 1 + 2a)				1344	391	0	1735														
Part 2: Homeless Subpopulations				Sheltered		Un-sheltered	Total	Data Quality													
1. Chronically Homeless				34		0	34	<div>(E) estimates</div>													
2. Severely Mentally Ill				411		0	411														
3. Chronic Substance Abuse				420		0	420														
4. Veterans				210		0	210														
5. Persons with HIV/AIDS				46		0	46														
6. Victims of Domestic Violence				118		0	118														
7. Youth (Under 18 years of age)				0		0	0														
Part 3: Homeless Needs Table: Individuals		Needs	Currently Available	Gap	5-Year Quantities										Total			Priority H, M, L	Plan to Fund? Y N	Fund Source: CDBG, HOME, HOPWA, ESG or Other	
					Year 1		Year 2		Year 3		Year 4		Year 5								
					Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete	Goal	Actual	% of Goal				
Beds	Emergency Shelters	207	166	41	10	0	10	0	7	0	7	0	7	0	41	0	0%	M	y	0	
	Transitional Housing	185	97	88	15	0	20	20	16	17	0	0	0	0	51	37	73%	M	Y	O	
	Permanent Supportive Housing	501	371	130	20	0	20	0	20	0	20	0	20	0	100	0	0%	H	Y	O	
	Total	893	634	259	10	0	10	0	7	0	7	0	7	0	41	0	0%				
Chronically Homeless																					

Part 4: Homeless Needs Table: Families		Needs	Currently Available	Gap	5-Year Quantities										Total			Priority H, M, L	Plan to Fund? Y N	Fund Source: CDBG, HOME, HOPWA, ESG or Other
					Year 1		Year 2		Year 3		Year 4		Year 5							
					Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete	Goal	Actual	% of Goal			
Beds	Emergency Shelters	1147	1122	25	5	0	5	0	5	0	5	0	5	0	25	0	0%	M	Y	O
	Transitional Housing	361	285	76	15	0	20	0	15	0	15	0	11	0	76	0	0%	M	Y	O
	Permanent Supportive Housing	594	443	151	15	0	25	0	25	0	20	0	30	0	115	0	0%	M	Y	O
	Total	2102	1850	252	35	0	50	45	0	0	40	0	46	0	171	45	26%			

Completing Part 1: Homeless Population. This must be completed using statistically reliable, unduplicated counts or estimates of homeless persons in sheltered and unsheltered locations at a one-day point in time. The counts must be from: (A) administrative records, (N) enumerations, (S) statistically reliable samples, or (E) estimates. The quality of the data presented in each box must be identified as: (A), (N), (S) or (E).

Completing Part 2: Homeless Subpopulations. This must be completed using statistically reliable, unduplicated counts or estimates of homeless persons in sheltered and unsheltered locations at a one-day point in time. The numbers must be from: (A) administrative records, (N) enumerations, (S) statistically reliable samples, or (E) estimates. The quality of the data presented in each box must be identified as: (A), (N), (S) or (E).

Sheltered Homeless. Count adults, children and youth residing in shelters for the homeless. "Shelters" include all emergency shelters and transitional shelters for the homeless, including domestic violence shelters, residential programs for runaway/homeless youth, and any hotel/motel/apartment voucher arrangements paid by a public/private agency because the person or family is homeless. Do not count: (1) persons who are living doubled up in conventional housing; (2) formerly homeless persons who are residing in Section 8 SRO, Shelter Plus Care, SHP permanent housing or other permanent housing units; (3) children or youth, who because of their own or a parent's homelessness or abandonment, now reside temporarily and for a short anticipated duration in hospitals, residential treatment facilities, emergency foster care, detention facilities and the like; and (4) adults living in mental health facilities, chemical dependency facilities, or criminal justice facilities.

Unsheltered Homeless. Count adults, children and youth sleeping in places not meant for human habitation. Places not meant for human habitation include streets, parks, alleys, parking ramps, parts of the highway system, transportation depots and other parts of transportation systems (e.g. subway tunnels, railroad car), all-night commercial establishments (e.g. movie theaters, Laundromats, restaurants), abandoned buildings, building roofs or stairwells, chicken coops and other farm outbuildings, caves, campgrounds, vehicles, and other similar places.

Homeless Population

There are not specific numbers to quantify the problem; it is a well-known fact that Suffolk County is going through a housing emergency situation, which is reflected in the provision of motel rooms for homeless families.

The average length of stay in emergency housing has increased from approximately 12 months to a current high of 16.75 months. In the Town of Huntington, the Department of Social Services estimates there are 23 homeless families and 40 individuals that are homeless from Huntington.

The Continuum of Care Group (COC) in their SuperNofa application stated the following: The most conservative estimate is that 1/3 of the homeless suffer from mental illness and 1/3 suffers from substance abuse. Of the homeless with mental illness and substance abuse, it is estimated that at least 2/3 are dually diagnosed. The Department of Veteran Affairs and the Veteran Administration estimate that at least 30% of the homeless are veterans. The National Commission on AIDS estimates that one-third to one-half of persons with AIDS are homeless. Using a count of person, with AIDS in Suffolk, we estimated that 40% were homeless. A national study found that up to 50% of homeless women and children are fleeing domestic violence. A one-day count by a domestic violence program found that 68% of their clients were homeless; COC used the more conservative estimate of 50%. COC estimated that average family to be a single parent with 2.5 children.

Summarizing, in the homeless population we have a large presence of mental illness, mentally disabled and families with female heads of households and young pregnant women.

Suffolk County Continuum of Care Group

The development of transitional and permanent housing, along with essential support services, for chronically homeless persons will have a significant impact on the number of chronically homeless in Suffolk.

In the past year at least 30 beds have opened specifically for homeless individuals with disabilities (many of which meet the criteria for chronically homeless).

There are over 200 mainstream vouchers being utilized in Nassau and Suffolk counties. The mainstream vouchers assist low-income persons with disabilities by subsidizing their housing, thereby making the rent more affordable.

The major obstacles in achieving the goal of ending chronic homelessness, there is very little land available, and the land available involves the extra high cost of real estate.

The fair market rent for a one-bedroom apartment is \$1,085. An individual would receive approximately \$600 a month. The median cost of a home in Huntington is over \$450,000. Without subsidies the chronically homeless could not afford to live in Huntington.

It seems that the most prevalent cause of homelessness is the inability to earn a "living" for whatever reason, and resulting poverty. It seems that the way to attack homelessness is by providing affordable permanent housing, mentoring programs, tutoring programs, enrichment programs recreational program, after school care and job training.

Homeless Advances/Solutions

The county as well as private organizations are aware of the difficulties and have come up with solutions that should help ease the problems of homelessness. The purpose of the Continuum of Care Homeless Assistance Programs is to fund projects that will fill gaps in locally developed systems to assist homeless persons, especially the chronically homeless, to move toward self-sufficiency.

The Homeless Task Force is a group formed by both non-profit organizations and County authorities. Its main objective is to develop plans and policies to end homelessness, and to provide networking and information on how to access housing and services. Within the Town, organizations like Haven House/Bridges help address the need for emergency housing of individuals and families. This organization is dedicated to addressing the needs of those individuals and families who face financial hardship, a main cause of homelessness.

A possible solution is the use of county resources to support the development of generic affordable housing through public awareness and education, along with technical assistance. The implementation of a countywide tracking system that would enable the causes and other variables of homelessness to be charted. This would promote cooperative efforts to address these problems. In addition, the county will continue its commitment to assist struggling persons by: maintaining existing housing through damage repairs, payment of back rent, etc.

Homeless Inventory (91.210 (c))

The jurisdiction shall provide a concise summary of the existing facilities and services (including a brief inventory) that assist homeless persons and families with children and subpopulations identified in Table 1A. These include outreach and assessment, emergency shelters and services, transitional housing, permanent supportive housing, access to permanent housing, and activities to prevent low-income individuals and families with children (especially extremely low-income) from becoming homeless. The jurisdiction can use the optional Continuum of Care Housing Activity Chart and Service Activity Chart to meet this requirement.

5 Year Strategic Plan Homeless Inventory response:

Facilities

The Town of Huntington currently provides three facilities to house the homeless. Additionally, there are a total of five (5) units of transitional housing in the Town, the combined overnight sleeping capacity of three facilities for the homeless provides for ten (10) families. The five units of transitional housing provide a combined overnight sleeping capacity for ten (10) families. Thus, the combined overnight sleeping capacity for both categories of housing in the Town of Huntington provides for twenty (20) families. The homeless shelters are run by a not-for-profit organization under contract to the Town. The Suffolk County Department of Social Services provides direct services to the residents of the shelters. These services include as necessary: counseling programs to meet the emotional/social needs of the clients including such things as basic family life management skills; psychological services; Day Care Centers for emotionally disturbed adults; programs of recreation, social, health, counseling and vocational activities the provision and transport of food; housing referrals; and, resolving school registration problems for homeless children. There are currently three locations in the Town of Huntington where free food is available to a person in need.

Homeless Services

The homeless can access emergency housing through the Suffolk County Department of Social Services by calling a 24-hour, seven-day-a-week emergency hot line. Community groups and the police are also aware of the hot-line number to which they can make homeless referrals.

The shelters employ professional social worker on-site to meet the needs of the homeless. The Social Worker coordinates with other existing services agencies to provide assistance to those individuals who need to relocate and/or find permanent housing as soon as possible. The Town, by working with the county and not-for-profit organization, has been able to provide emergency and temporary housing for all who seek it.

The programs and services provided by the Department of Social Services for the homeless person having special needs are as follows:

- Family Counseling – provides counseling for homeless persons
- Family Shelters – provides supervised emergency housing
- Youth Assistance – provides housing for runaway youths
- Handicapped Housing – provides 1 unit of handicapped accessible emergency housing

The Town provides food to people in need through the Huntington Food Council. There are two soup kitchens in Huntington that provide day shelter and hot-cooked meals. One is operated through the St. Hugh of Lincoln parish, located at 1450 New York Avenue, Huntington Station, NY, and Helping Hand Rescue Mission, located at 237 Broadway, Huntington, NY, a not-for profit organization.

The Department of Social Services provides for vouchers for the homeless in Suffolk County. They have programs for food, shelter and will provide for other services as needed.

Homeless Strategic Plan (91.215 (c))

1. Homelessness— Describe the jurisdiction's strategy for developing a system to address homelessness and the priority needs of homeless persons and families (including the subpopulations identified in the needs section). The jurisdiction's strategy must consider the housing and supportive services needed in each stage of the process which includes preventing homelessness, outreach/assessment, emergency shelters and services, transitional housing, and helping homeless persons (especially any persons that are chronically homeless) make the transition to permanent housing and independent living. The jurisdiction must also describe its strategy for helping extremely low- and low-income individuals and families who are at imminent risk of becoming homeless.
2. Chronic homelessness—Describe the jurisdiction's strategy for eliminating chronic homelessness by 2012. This should include the strategy for helping homeless persons make the transition to permanent housing and independent living. This strategy should, to the maximum extent feasible, be coordinated with the strategy presented Exhibit 1 of the Continuum of Care (CoC) application and any other strategy or plan to eliminate chronic homelessness. Also describe, in a narrative, relationships and efforts to coordinate the Conplan, CoC, and any other strategy or plan to address chronic homelessness.
3. Homelessness Prevention—Describe the jurisdiction's strategy to help prevent homelessness for individuals and families with children who are at imminent risk of becoming homeless.
4. Institutional Structure—Briefly describe the institutional structure, including private industry, non-profit organizations, and public institutions, through which the jurisdiction will carry out its homelessness strategy.

5 Year Homeless Strategic Plan response:

The Plan to end chronic homelessness is being developed by Suffolk County. The County took the lead Agency responsibility. A strategy has been established that includes prevention, outreach, assessment, emergency and supportive services, and transitional and permanent supportive housing. This continuum emphasizes several primary goals: to move chronically homeless persons into permanent housing by increasing the amount of affordable housing stock; increase their

opportunities for self –sufficiency; prevent future episodes of homelessness; and increase accessibility to the continuum of care system.

The homeless can access emergency housing through the Suffolk County Department of Social Services by calling a 24-hour, seven-day-a-week emergency hot line. Community groups and the police are also aware of the hot-line number to which they can make homeless referrals.

Outreach and assessment are the first steps involved in connecting with the street homeless; bring them off the streets and linking them with other portions of the service system. Most chronically homeless are unlikely to connect with even the best housing programs unless these first contacts are effective. The Family Service League with the Department of Social services strives to reach objective with each homeless person.

According to 2000 Census number in the Town of Huntington there are approximately 9,196 persons that are physically disabled. The physically disabled are the largest population of the non-institutional population with specified disability.

The Town of Huntington Office of Handicapped Services report that 10,000 people with physical disabilities in the Town of Huntington. The challenge for many of these individuals and their families is that the disability limits or precludes competitive employment, leaving them on fixed or very limited income-usually social security (SSI) or social security disability (SSDI) benefits.

This means that in addition to living with a disability, people with disabilities often struggle with the stress of acute poverty, including the inability to afford decent and safe housing. These housing needs vary depending upon disability.

The Town provided transportation, social and educational programs. This population has needs for accessible buildings and special provisions for housing units that are affordable.

According to the 2000 Census there are 5,165 mental disabled in the town. The Department of Human Resources supports these town residents. A majority of this population uses BOCES Educational Services and various not-for-profit organizations throughout the County.

The cost of specialized services can easily exceed an individual resources, thus they rely on the public mental health system for help. There is a need for transportation, medication, permanent supported housing, affordable housing and monitoring by family or agencies.

The de-institutionalization of mental patients from psychiatric centers has left many patients struggling to live independently, prematurely and without the necessary skill and tools for day-to-day living.

Imminent Risk

Families and individuals with severe cost burdens (defined by HUD as those individuals paying greater than 30 percent of their income for housing costs) are also at risk of becoming homeless because they do not have affordable housing available to them. These families are currently housed; however, they are potentially at risk of becoming homeless since a change in their present financial situation could cause them to lose their current housing.

Families and individuals who make up the “at risk” populations are currently housed but could be threatened with homelessness and they have the following services available to them:

1. The "Meals on Wheels" program in the Town of Huntington provides financial support, kitchen to cook meals and, Suffolk County provides funding and numerous of volunteers help make this a successful program.
2. The Town coordinates counseling and workshops in money management for people on fixed incomes, with Family Service League, Long Island Housing Services, Housing Help and the Long Island Partnership.
3. The Town has a program to rehabilitate the home of the homeowners within the Town, who are of extremely low, very low or low income at virtually no cost to the homeowner. For those of moderate income, the Town has a low-interest loan program open to those who wish to rehabilitate their home.
4. The Town of Huntington operates a well-publicized Community Food Bank on 5th Avenue in Huntington Station at Manor Park.
5. Section 8 Certificates and Vouchers are available to help alleviate the cost burden of rent to those threatened with homelessness. These vouchers are available through the Huntington Housing Authority and Community Development Corporation.
6. Huntington Hospital runs a Preventative Wellness Care program, which is available at little or no cost to those in need.
7. Suffolk County provides food, shelter and other self-help programs, including vocation training at little or no cost.

Special Need Objectives

The Town of Huntington is aware of its special populations and will keep supporting a myriad of programs through different not-for-profit organizations and the town's departments.

Huntington will continue providing assistance to organizations that help the special needs population, family and senior centers providing them with self-sufficiency assistance they require.

	Priority Need Level		Dollars to Address	
Special needs subpopulations	High, Medium, Low	Unmet	Unmet Need	Goals
Elderly	High	6,100	\$ 20,000,000	300
Frail Elderly	High	1,207	\$ 5,000,000	200
Severe Mental Illness	Medium	447	\$ 3,000,000	127
Developmentally Disabled	Low	2,348	\$ 3,000,000	Undetermined
Physically Disabled	High	1,124	\$ 5,000,000	215
Persons w/Alcohol/Other Drug Addictions (1**)	Low	240	\$ 1,000,000	50
Persons w/HIV/AIDS and Terminal illness	Medium	71	\$ 3,000,000	30

The unmet need column estimates are based on Census 2000, CHAS, and other reliable statistics from each special population. The goals column is based on the statistics provided by service providers.

Special Objectives for the 2010-2014 Consolidated Plan

Specific Objective for the next five years	Performance	Expected	Actual (2015)
Homeless Objective			
Provide Shelter in Town owner resident facilities	People	500	
Prevent and help people fight homelessness	People	250	
Support programs for job training, English as a second language	People	1,000	
Special Needs Objectives			
Provide specialized services for special needs population	People	1,100	
Provide appropriate housing for the disabled population	Units	25	

COMMUNITY DEVELOPMENT

Community Development (91.215 (e))

*Please also refer to the Community Development Table in the Needs.xls workbook

1. Identify the jurisdiction's priority non-housing community development needs eligible for assistance by CDBG eligibility category specified in the Community Development Needs Table (formerly Table 2B), – i.e., public facilities, public improvements, public services and economic development.
2. Describe the basis for assigning the priority given to each category of priority needs.
3. Identify any obstacles to meeting underserved needs.
4. Identify specific long-term and short-term community development objectives (including economic development activities that create jobs), developed in accordance with the statutory goals described in section 24 CFR 91.1 and the primary objective of the CDBG program to provide decent housing and a suitable living environment and expand economic opportunities, principally for low- and moderate-income persons.

NOTE: Each specific objective developed to address a priority need, must be identified by number and contain proposed accomplishments, the time period (i.e., one, two, three, or more years), and annual program year numeric goals the jurisdiction hopes to achieve in quantitative terms, or in other measurable terms as identified and defined by the jurisdiction.

5 Year Strategic Plan Community Development response:

Community Development Needs

The Town of Huntington Department of Public Safety works with Suffolk County Police to eliminate crime. Suffolk County provides protection throughout the Town to eliminate violent crime, drug

trafficking and drug related crime. Although there are exceptions limited geographically, the overall crime rate in the Town has decreased in five years.

Deteriorated Areas

The data shows that Huntington, Greenlawn and East Northport all have “pockets” that are deteriorated. These three communities have the most vacant storefronts, for longer periods of time. More than 35% of their renters pay 35% of their income or more on their rent. The agency will continue to pursue Huntington Station revitalization plans, and watch the other two communities over the next five years.

Employment

According to the Suffolk County Department of Labor, Economic Indicator Report of August 2004, the Town of Huntington had an unemployment rate of 3.7%, in December 2009 the unemployment rate is 6.8%; the national rate was in 2004 5.6% in December of 2009 the rate is 10%.

The Town of Huntington is committed to neighborhood revitalization. The Town is working in all downtown communities on issues of handicapped accessibility.

The Town is especially working in Huntington Station regarding revitalization of the downtown area. The resources available for this comprehensive neighborhood revitalization strategy will be applied to the following types of activities:

- a) Reconstruction of streets, sidewalks and drainage improvement.
- b) Installation and reconstruction of parks and recreational facilities.
- c) Rehabilitation of existing housing stock.
- d) Removal of blight and deteriorated properties. Enforcement of state and local building codes.

Sources:

- Federal
 - Community Development Block Grant
- Local
 - Town funds

Facilities

Facilities are a valuable asset to all communities; they are needed to provide individuals and families with positive living experiences, through the removal of architectural barriers. The facilities are also needed for many programs that support the elderly, homeward bound, and childcare.

Many government facilities and parks still have not been adequately modified to meet the needs of physically disabled residents, and countless sidewalks need to be rebuilt at intersections in order to allow wheelchairs to travel safely.

Sources:

- Federal
 - Community Development Agency
- Local
 - Town of Huntington

Create and Expand Economic Development Opportunities

The Town will employ activities that provide financing to new businesses and employment training to businesses.

There is a need to assist low and moderate-income residents to improve their economic conditions by programs to provide training for working to upgrade their training skills. These programs can be in the form of job training and retraining or assistance to small business that will employ and train unemployed person with limited or obsolete skills.

Strategy Development

The Town of Huntington will be utilizing Community Development Block Grant funds, combined with State funds, private investment and industrial development funds to rehabilitate and build new businesses in the Town. The Suffolk County Department of Labor will be providing the job training and re-training for unemployed lower-income residents.

To further enhance lending in the Town of Huntington, The Huntington Chamber of Commerce and the Huntington Community Development Agency has worked closely with local lending institutions to promote micro-business loan opportunities for Small Business. The Town will continue to provide technical assistance to businesses seeking Micro-Business Loan assistance and support.

Town of Huntington

Community Development Needs Priority

Priority Community Development Needs	Priority Ranking – High, Medium, Low No Such Need	Rationale for Allocation Priority
PUBLIC FACILITY NEEDS		
Senior Centers	High	The Town's senior centers need more space. Greater need for senior services.
Youth Centers	Low	Service Providers and citizens repeatedly state need for youth centers.
Neighborhood Facilities	High	Most neighborhoods have facilities for community meetings. Provision for maintenance a problem.
Child Care Centers	Medium	Most neighborhoods have day care facilities; however, several are in need of rehabilitation or expansion.
Parks and/or Recreation Facilities	High	Neighborhood parks are a valuable asset to low-income communities. Citizens repeatedly request new or upgraded parks.
Health Facilities	Medium	Suffolk County, NY State and non-profit organizations have in existence a coordinated health care system. Primary needs for facilities in low-income neighborhoods.
Parking Facilities	Medium	Parking facilities are essential to center business districts' revitalization plan.
Other Public Facilities	Low	Facilities to serve specific functions or groups may be necessary in the future.
OTHER INFRASTRUCTURE IMPROVEMENT		
Solid Waste Disposal Improvements	Low	New York State mandates waste disposal requirements.

Town of Huntington

Community Development Needs Priority

Flood Drain Improvements	Medium	Flooding in lower income neighborhoods due to inadequate storm water facilities.
Water Improvements	Medium	Most communities are served by public wells.
Street Improvements	Medium	Studies and residents in lower income neighborhoods request street lighting and improvements.
Sidewalk Improvements	Medium	Request as part of overall revitalization needs by citizens.
Sewer Improvements	High	Sewer improvements are necessary to redevelop neighborhoods and construct affordable housing.
Asbestos Removal	Low	Not a major concern in consortium.
Other Infrastructure Improvement Needs	Low	Other needs do not rate as high as activities listed above.
PUBLIC SERVICE NEEDS		
Senior Services	High	Town has a high percentage of seniors and a population that is aging.
Handicapped Services	High	County and towns offers services and programs to the handicapped.
Youth Services	High	A wide variety of services are needed for youth-based on service providers and town youth bureaus.
Transportation Services	Medium	Services needed to transport senior, homeless and low-income persons to health, job and recreational programs.
Substance Abuse Services	High	Rising drug problems created high need for drug screening, treatment, aftercare, and education.

Town of Huntington

Community Development Needs Priority

Employment Training	High	Training for displaced workers and people with limited skills needed for economic growth.
Crime Awareness	Medium	Programs in place to work with neighborhoods on crime problems.
Fair Housing Counseling	Medium	Services needed to compliment Human Rights Commission and local counseling.
Tenant/Landlord Counseling	Low	Service needs to be expanded outside of lower income areas.
Child Care Services	High	Affordable day care for low-income households needed to allow for job training and employment.
Health Services	Low	Services to support existing programs needed in lower-income neighborhoods.
Other Public Services Needs	Low	Services to specific groups may need to be addressed in the future.
ACCESSIBILITY NEEDS	High	Public facilities need to be brought into conformance with ADA requirement.
Residential Historic Preservation Needs	Low	Private funding has financed most of historic preservation projects.
Non-Residential Historic Preservation Needs	Low	Needs in central business districts to rehabilitate properties as part of revitalization efforts.
ECONOMIC DEVELOPMENT NEEDS		
Commercial-Industrial Rehabilitation	High	Low-cost financing needed for business expansion and retention, especially for small business.
Commercial-Industrial Infrastructure	Low	Additional public infrastructure need for economic expansion and to revitalize central business districts.

Town of Huntington

Community Development Needs Priority

Other Commercial-Industrial Improvements	Medium	Need to finance equipment purchases for business expansion and retention.
Micro-Business	Medium	Interest in micro-business is a growing trend.
Other Business	Medium	Assistance provided by private sector and town and county industrial development agencies.
Technical Assistance	Low	Programs in place by various organizations to offer technical assistance.
Other Economic Development Needs	Medium	Job training for dislocated workers and unskilled workers.
OTHER COMMUNITY DEVELOPMENT NEEDS		
Energy Efficiency Improvements	Low	Most homes have been built with energy efficient material. Rehabilitation projects ensure energy efficiency.
Lead Based Paint/Hazards	Low	Number of homes with lead based paint low. Over 90% of housing built after 1960 does not contain lead based paint.
Code Enforcement	Low	Code enforcement activities compliment housing rehabilitation and redevelopment efforts.
PLANNING	Medium	Community estimates planning for its future goals.

Community Needs

Anti-Crime Programs

	Need Level	Units	Estimated \$
Overall	None	0	\$0
Sub-Categories –			
Crime Awareness 05I	Med	0	\$0

Economic Development

	Need Level	Units	Estimated \$
Overall	Low	0	\$ 200,000
Sub-Categories –			
Rehab; Publicly or Privately-Owned Commercial (14E)	Low	0	\$ 50,000
CI Land Acquisition/Disposition (17A)	Low	0	\$ 0
CI Infrastructure Development (17B)	Low	0	\$ 0
CI Building Acquisition, Construction, Re (17C)	None	0	\$ 0
Other Commercial/Industrial Improvements (17D)	Med.	0	\$ 100,000
ED Direct Financial Assistance to For-Pro (18A)	None	0	\$ 0
ED Technical Assistance (18B)	None	0	\$ 0
Micro-Enterprise Assistance (18C)	Low	0	\$ 50,000

Infrastructure

	Need Level	Units	Estimated \$
Overall	Low	0	\$ 860,000
Sub-Categories –			
Flood Drain Improvements (03I)	Med.	0	\$ 100,000
Water/Sewer Improvements (03J)	High	0	\$ 150,000
Street Improvements (03K)	Med.	0	\$ 250,000
Sidewalks (03L)	Med.	0	\$ 125,000
Tree Planting (03N)	Low	0	\$ 35,000
Removal of Architectural Barriers (10)	Med.	0	\$ 200,000
Privately Owned Utilities (11)	None	0	\$ 0

Planning and Administration

	Need Level	Units	Estimated \$
Overall	Low	0	\$ 899,000
Sub-Categories –			
HOME Admin/Planning Costs of PJ (not part 19A)	–	0	\$ 0
Planning (20)	Med.	0	\$ 244,000
General Program Administration (21A)	Low	0	\$ 500,000
Indirect Costs (21B)	Low	0	\$ 50,000
Public Information (21C)	Low	0	\$ 5,000
Fair Housing Activities (subject to 20% A 21D)	Med.	0	\$ 100,000
Submissions of Applications for Federal P (21E)	–	0	\$ 0
HOME Admin/Planning Costs of PJ (subject to 21H)	–	0	\$ 0
HOME CHDO Operating Expenses (subject to (21I)	–	0	\$ 0

Public Facilities

	Need Level	Units	Estimated \$
Overall	None	0	\$ 1,325,000
Sub-Categories –			
Public Facilities and Improvements (General 03)	High	0	\$ 500,000
Handicapped Centers (03B)	None	0	\$ 0
Neighborhood Facilities (03E)	High	0	\$ 350,000
Parks, Recreational Facilities (03F)	High	0	\$ 350,000
Parking Facilities (03G)	Med.	0	\$ 50,000
Solid Waste Disposal Improvements (03H)	None	0	\$ 0
Fire Stations/Equipments (03O)	None	0	\$ 0
Health Facilities (03P)	None	0	\$ 0
Asbestos Removal (03R)	None	0	\$ 0
Clean-up of Contaminated Sites (04A)	None	0	\$ 0
Interim Assistance (06)	None	0	\$ 0
Non-Residential Historic Preservation (16B)	Low	0	\$ 75,000

Public Services

	Need Level	Units	Estimated \$
Overall	None	0	\$ 125,000
Sub-Categories –			
Public Services (General) (05)	Med.	0	\$ 0
Handicapped Services (05B)	Med.	0	\$ 0
Legal Services (05C)	None	0	\$ 0
Transportation Services (05E)	Med.	0	\$ 0
Substance Abuse Services (05F)	High	0	\$ 0
Employment Training (05H)	Med.	0	\$ 0
Health Services (05M)	Low	0	\$ 0
Mental Health Services (05O)	Low	0	\$ 0
Screening for Lead-Based Paint/Lead Hazards (05P)	Low	0	\$ 125,000

Senior Programs

	Need Level	Units	Estimated \$
Overall	None	0	\$ 750,000
Sub-Categories –			
Senior Centers (03A)	High	0	\$ 750,000
Senior Services (05A)	-	0	\$ 0

Antipoverty Strategy (91.215 (h))

1. Describe the jurisdiction's goals, programs, and policies for reducing the number of poverty level families (as defined by the Office of Management and Budget and revised annually). In consultation with other appropriate public and private agencies, (i.e. TANF agency) state how the jurisdiction's goals, programs, and policies for producing and preserving affordable housing set forth in the housing component of the consolidated plan will be coordinated with other programs and services for which the jurisdiction is responsible.
2. Identify the extent to which this strategy will reduce (or assist in reducing) the number of poverty level families, taking into consideration factors over which the jurisdiction has control.

5 Year Strategic Plan Antipoverty Strategy response:

Anti-Poverty Strategy

According to the US Census bureau (s1702 poverty status 2005-2007) 2.7% of all families in Huntington live below the poverty level. The Town is aware of the needs of those families living in poverty that they have insufficient funds for decent affordable living. To reduce the number of persons with incomes below the poverty level, the Town has been working with State, County and non-profit agencies.

Through the County Department of Social Services and Department of Labor has its basic concept of introducing of employment training, job search and work experience activities to the Public Assistance programs in the County. The goal of the program is to have DSS clients Through Self Sufficiency gain the necessary skills to secure long-term employment and eventually become independent and earn an income above the poverty level.

Housing is another concern for our low income residents. Many are residing in properties and are expending more than 50% percent on their housings expenses, therefore they are unable to save to buy a home, or repair their home if they are lucky to own a home. The Huntington Housing Authority has requested additional vouchers for those who are renting and the Town's rehabilitation programs are helping those who own homes and need repairs.

The anti-poverty strategy is to provide a continuum of care for the homeless persons and families. Homeless persons constitute a significant segment of the population living below the poverty line.

This continuum of care process should ensure that families move from homelessness to self-sufficiency to independent living, thereby reducing the number of households with incomes below the poverty line.

The Huntington Community Development Agency, Suffolk County and various other non-profit organizations are working to provide a continuum of care for the homeless by:

- f) Assessment and outreach to determine the needs and services of homeless family or individuals. This assessment is by a DSS caseworker or by a non-profit agency.
- g) The Town owns two emergency shelters, which provide temporary housing and supportive services.
- h) Transitional housing facilities where a person or family may be referred prior to placement for permanent housing. Supportive services are provided.
- i) Supportive services are essential components in the continuum of care process. These include counseling, transportation, food, day care, medical assistance, independent living skills and job training.
- j) Permanent housing with supportive services is the final component to the continuum of care process. In some cases, families with chronic disabilities may require on-going supportive services once they are in permanent housing.

By coordinating and working with all the activities provided by a myriad of providers the above process should ensure that families move from homelessness to self-sufficiency to independent living, thereby reducing the number of households with incomes below the poverty line.

NON-HOMELESS SPECIAL NEEDS

Specific Special Needs Objectives (91.215)

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve over a specified time period.
2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.

5 Year Non-homeless Special Needs Analysis response:

According to the US Census bureau (s1702 poverty status 2005-2007) 2.7% of all families in Huntington live below the poverty level. The Town is aware of the needs of those families living in poverty that they have insufficient funds for decent affordable living. To reduce the number of persons with incomes below the poverty level, the Town will continue to work with State, County and non-profit agencies.

	Priority Need Level		Dollars to Address	
Special needs subpopulations	High, Medium, Low	Unmet	Unmet Need	Goals
Elderly	High	6,100	\$ 20,000,000	300
Frail Elderly	High	1,207	\$ 5,000,000	200
Severe Mental Illness	Medium	447	\$ 3,000,000	127
Developmentally Disabled	Low	2,348	\$ 3,000,000	Undetermined
Physically Disabled	High	1,124	\$ 5,000,000	215
Persons w/Alcohol/Other Drug Addictions (1**)	Low	240	\$ 1,000,000	50
Persons w/HIV/AIDS and Terminal ill	Medium	71	\$ 3,000,000	30

The unmet need column estimates are based on Census 2000, CHAS, and other reliable statistics from each special population. The goals column is based on the statistics provided by service providers.

Special Objectives for the 2010-2014 Consolidated Plan

Specific Objective for the next five years	Performance	Expected	Actual (2014)
Homeless Objective			
Provide Shelter in Town owner resident facilities	Availability	500 Households	
Prevent and help people fight homelessness	Availability Affordability	250 Households	
Support programs for job training, English as a second language	Sustainability	1,000 Individuals	
Special Needs Objectives			
Provide specialized services for special needs population	Sustainability	1,100 Individuals	
Provide appropriate housing for the disabled population	Sustainability Accessibility	25 Households	

The anti-poverty strategy is also to provide a continuum of care for the homeless persons and families. Homeless persons constitute a significant segment of the population living below the poverty line.

This continuum of care process should ensure that families move from homelessness to self-sufficiency to independent living, thereby reducing the number of households with incomes below the poverty line.

Lastly, the Consolidated Plan is a tool, not legislation. The plan takes a snap shot of current situations in the Town of Huntington. The Town has limited resources. Budget cuts from New York State and the Federal Government will affect this plan, which have gradually reduced the amount of funding the Town receives. The major focus will be reaching our goals, and administering the CDBG funds to those who have the greatest need today. Benchmarks / goals have been outlined in each activity in the Annual Plan, and will be reported in the CAPER.

Fair Housing in Huntington Committee, Inc.

A Non-Profit Equal Opportunity Housing Advocacy Organization

Post Office Box 20273, Huntington Station, New York, 11746

February 9, 2010

Supervisor Petrone and Members of the CDA Board,
My name is Robert Ralph. I am a board Member of Fair Housing in Huntington, Inc.

Our first concern with the new Consolidated Plan is a striking omissions in the Barriers to Affordable Housing. There is no mention of the rezoning of the Long Island Developmental Center's 382 acres for the Greens 1375 homes and the exclusion of all Affordable Family Housing. Certainly the banishment of families with Huntington's single greatest housing need is a Barrier to Affordable Housing. In fact when Huntington's housing partner's Director characterized the Greens re-zoning as an abomination, we think he got it just about right.

But when the Town, at the behest of the Town's wealthiest school district, seeks to restrict the 112 units on Ruland Road to one-bedroom units, as never before done here, and entirely exclude affordable family housing from both complexes, we think Huntington is reaching for an abomination too great. It absolutely has to be disclosed under Barriers to Affordable Housing in the Consolidated Plan.

But there is an alternative, a prime opportunity for the Town to ***do the right thing***. To do the right thing by approving SBJ's original application for two and three-bedroom rentals at no more than 80% of median income. Actually Ruland Road was to mitigate the exclusion of all affordable family housing at the Greens and one bedroom units can't do that. Moreover one-bedroom units discriminate against families with children and especially minority families in Huntington who tend to have larger families. All one bedroom was rejected by the state and in this instance, they violate the Fair Housing Act. The one bedroom restriction has never been used before in Huntington and is arbitrary with no reasonable basis.

The bedroom issue arose only because the Half Hollow Hills School District objected to accepting the children from the affordable housing from Ruland Road. Curiously, Half Hollow Hills had no objection to accepting nearly double the number of children from the 75 four and five-bedroom luxury homes at the Greens.

Consolidated Plan

On page 37 of the Consolidated Plan (CP) are 2 charts of the number of bedrooms in homes. Owner-occupied one-bedroom units are only 1.6% against 8.3% for two bedroom and 39.4% for three bedrooms. In rental housing one-bedroom units constitute 32.4%, two-bedroom 29.4% and three bedrooms 21.8%.

These figures show a true, market-based, need of families here. Yet the Town advocates only one-bedroom affordable units at the Sanctuary on Ruland Road. The Town should be trying to meet the need of low and moderate income families with children.

On page 57 is a chart of housing needs of families on the waiting list for public housing and Section 8 recipients. I note that families with children constitute 83% of the total. Assuming that the ratio of families with children is similar in other families, that would mean that roughly 4 out of 5 eligible families in Huntington are being denied the opportunity for affordable housing at the Sanctuary.

On page 55 the CP lists its specific objectives for rental housing for families with incomes up to 80% of median. The goal's total is 100 units which could be reached by non-age-restricted affordable homes on Ruland Road.

The Comprehensive Plan lists as one housing priority a need to increase affordable housing for families and seniors. Between the four sections of Paumanok, the Knolls in Melville, the Duncan Elder Village in Melville and the senior affordable units in the Greens, the need for senior affordable units has been addressed comparatively well, compared to the need of housing for families with children. Again, Ruland Road offers meeting a far greater need.

The CP lists as a community concern that more non-age restricted rental units are needed. I could not agree more. 88% of residential units in Huntington are owner-occupied. In order to keep our young people here we must have rentals. Very few of us started out or began our married life with a purchased home. As foreclosures continue, families will be looking for rental units. The Sanctuary would fill a part of the Town's need for rentals.

On page 66 of the 5 year plan and on page 18 of the annual its says, "The Town has been working to ameliorate the barriers and effects on the production of affordable housing." My contention is that the Town has not helped, as it has sworn every year to do to receive CDBG funds. If the process was any slower, it would be going backward.

Referring to accessory apartments, the CP on page 61 states, "The dispersal of rental housing throughout the entire town will further integrate diverse ethnic/racial minorities. The Town's experience to date supports that projection." I'd like to know the "towns experience". It is counter-intuitive that white landlords welcome black families and visa versa in segregated neighborhoods. Any such integration would seem quantitatively small.

Dr. Charles R. Kerner
230 Sweet Hollow Road
Huntington, NY 11743



The Olsten Family Center
Karen Boorshtein, LCSW
President & CEO

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February 9, 2009

Community Development Program
100 Main Street
Huntington, NY 11743

Attn: Doug Aloise

Dear Mr. Aloise,
It has been a pleasure to work with you throughout the 2009 contract year. Family Service League has enjoyed operating our Home Share program in the Town of Huntington and we know that our success is due in a very large part to the support that you offered us throughout the year.

Home Share Long Island provides a solution to two urgent community problems: it brings together older, low-income homeowners and low-income home seekers of all ages to share a single family home. It enables seniors to preserve their homes and independent living status and - utilizing the existing housing stock - enables persons of all ages to obtain decent, safe and affordable housing.

Family Service League's Home Share program is designed to meet the urgent housing needs of Huntington's senior citizens and those in need of rental housing. We recognize that some seniors experience difficulty maintaining their homes for financial and other reasons and we work with these seniors to address these needs. Family Service League's program is modeled after a nationally recognized program that successfully serves senior citizens and low-income persons throughout the country.

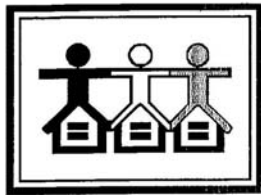
I would like to take this opportunity to thank you for your support of Family Service League's Home Share program and to ask for your continued support in 2010. Support by the Town of Huntington CDBG program in 2010 will allow FSL to continue this much needed service for Huntington community members. I know that with your support we will continue to successfully alleviate some of the housing burden for many members of the Huntington community.

Very truly yours,

Jo Anne Collins, PhD
Division Director for Housing and Homeless Services



Administrative Office
790 Park Avenue, Huntington, NY 11743 • (631) 427-3700 • www.fsl-li.org
Office Locations
Bay Shore • East Hampton • Greenport • Hampton Bays • Hauppauge
Huntington • Laurel • Mattituck • Mineola • East Yaphank • Riverhead



Long Island Housing Services, Inc.

640 Johnson Ave., Suite 8 Bohemia, New York 11716-2624
Suffolk: 631-567-5111 Nassau: 516-292-0400 Fax: 631-567-5131
www.LIFairHousing.org

February 28, 2010

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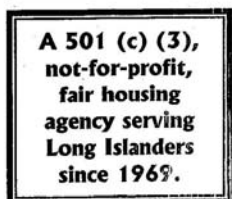
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Janet Hanson



Douglas Aloise, Director and Board
Community Development Agency Town of Huntington
100 Main Street
Huntington, NY 11743

Dear Mr. Aloise:

As the only dedicated fair housing agency serving LI since 1969, we have been involved over the course of the past two decades in documenting discriminatory exclusions of families with children related to rental housing – both by smaller landlords as well as in multi-family developments. Practices which unlawfully limit or exclude families with children under 18 years of age have been outlawed since the Fair Housing Act (Title VIII of the Civil Rights Act of 1968) was amended in 1988 to include disability and familial status as protected classes, along with race/color, national origin, religion, and gender (added in 1974).

As you are probably well aware, the major multi-family developments on LI have been restricted to seniors. Well documented is a severe shortage of decent rental housing for low-moderate income families and the resultant negative impact of this lack of housing: departure of so many of Long Island's youth and a diminished work force which impedes our economy and the quality of our lives.

As an advocate for fair housing and an agent seeking voluntary compliance with federal and state fair housing laws, LIHS has testified as to the critical needs for housing that will allow children. In the past, LIHS has alerted the Town at public hearings as to potential liability for familial status discrimination that may incur litigation. Now, a window of opportunity exists. I urge you to proactively influence and allow for two and three bedroom units which will accommodate moderately sized families and offer some relief in the campaign for promoting fair housing opportunities that are equitable, decent and affordable.

Please support the needed, original plan so that the Ruland Road development will provide 120 critically needed, affordable two and three bedroom rental units for families. Such a move is consistent with a genuine Consolidated Plan and will help to overcome a serious impediment to Fair Housing choice in the Town. Thank you for your attention and consideration.

Sincerely,

Michelle Santantonio/CRM.
Michelle Santantonio
Executive Director

Encl. LIHS' Fast Facts

*Our mission is the elimination of unlawful housing discrimination
and promotion of decent and affordable housing through advocacy and education.*

Fair Housing in Huntington Committee, Inc.

A Non-Profit Equal Opportunity Housing Advocacy Organization

Post Office Box 20273, Huntington Station, New York, 11746

Please Address Responses to: Attn: R.W. Ralph, 271 Little Neck Road, Centerport, N.Y. 11721
Telephone 631-757-6604

March 2, 2010

TOWN BOARD AGENDA # 8

3-9-2010

(date)

By Fax and Hand Delivered
Jo-Ann Raia, Town Clerk
This Letter has not been distributed

Mr. Frank Petrone, Supervisor,
Town Board and CDA Board Members
Huntington Town Hall
100 Main Street
Huntington, NY 11743

cc: Supervisor
Town Board (4)
Town Attorney
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2010 MAR -2 P 4:15

Dear Supervisor Petrone and Members of the Town and CDA Boards:

Please find below our comments on the Consolidated Plan, 2010-2014.

The Consolidated Plan (CP) does not disclose a number of Barriers to Affordable Housing that have been erected by the Town against affordable family housing (AFH). The ongoing omissions are hard to understand since Huntington has, for eight years, been a defendant in federal court for allegations of violations of the Fair Housing Act. Insofar as we are aware, it has never been mentioned in the Consolidated Plans or Action Plans submitted to HUD throughout that period.

The evidence of these infractions is detailed in the attached letter from our counsel dated February 18, 2010 which was sent to The Planning Board with copies to the Town Board. Please accept the letter as part of this submission for the CP. Much of the factual information of the letter and the Town's own actions in opposing fair housing have been known throughout the last eight years. Put simply, Barriers to Affordable Housing as it appears in the draft CP is not an accurate depiction of what has been and is occurring.

Added to the barriers described above are others that have been erected in the Accessory Apartment Ordinance that are undisclosed in the CP. One, with a racial impact, is the increase in the frontage requirement from 50 to 75 feet which effectively eliminates AAs from R-5 zoning where most have been created. Many minorities live in R-5 zoning and they are harmed by losing access to a new source of housing, more important to them as they are often unwelcome to AAs in the white areas of segregated Huntington. With the Fair housing Law not applicable to single family housing, they are without recourse. Economically stressed minority homeowners are denied an additional source of income. We are told that applications varying by only inches from the 75 foot requirement are routinely rejected.

3-9-2010
(date)

March 2, 2010

The zoning resolution that excludes all AFH from the Greens carries a covenant prohibiting AAs in the 75 four and five-bedroom luxury homes there. It is unprecedented and at odds with a CP statement: "the dispersion of rental housing throughout the entire Town will further integrate diverse ethnic/racial populations and will, in fact, lead to a deconcentration of ethnic/racial minorities." (p. 61) Unquestionably, it is barrier and must be listed in the CP.

Huntington is adding a new barrier to AFH for lower income families as it has just introduced an amendment to the Affordable Housing Law that raises the median income limit for a substantial percentage of equity units and rentals at a higher percentage of median than called for in the CP. It will reduce the accessibility of AH dwelling units to households with up to 80% of median income on equity units and reduces the accessibility of rentals in the 50 to 80% category. This new barrier is not disclosed in the CP as we believe is required.

At the same time the Town is proposing the amendment to retreat from AH by decreasing the number of eligible families, it is entertaining a proposal from developer Avalon Bay to build housing in Huntington Station (HS). There appears to be a relation between the two and it is reasonable to consider their combined impact on those who live there. Huntington Station is the most economically and racially impacted hamlet of the town with the lowest median income (\$63,000), 24% below the town-wide median.

There is no question that AH is needed. The real question is, how does limiting the accessibility to lower income families by raising the eligibility limit on a substantial number of units from \$80 thousand to \$120 thousand help the families in HS? The cost of the units would increase by \$100 thousand, from \$200 to \$300 thousand. How many households from HS would be able to buy in? How many families living in substandard or illegal housing could participate? These are the families who were 1. excluded from a decent place to live when the Town rezoned (squandered) the 382 acres of the Greens. 2. They are being denied by the Town's insistence on one-bedroom units on Ruland Road and 3. being denied by the thirty year approval process for non-profit built AH.

Avalon Bay had to be sued by Huntington over rent increases at Avalon North and Avalon Court. They allegedly have a national policy of not accepting Section 8 certificates, many of which are held by HS residents. They have attempted to evict families who became eligible for Section 8 and they refuse to issue a forthright statement that they will accept Section 8. It is not exactly a hearty welcome to the community in which it wants to build.

The Town issued a negative declaration for the amendment. It appears to FHHC that reducing the access to AFH for low income families is a "a major reordering of priorities" and requires a positive declaration to comply with SEQRA regulations. Particularly after the rezoning of the Greens 382 acres produced no AFH and did nothing to ameliorate the problem of 6,000+ illegal homes, there must be a thorough analysis of land use before there are any further

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(date)

- 3 -

March 2, 2010

commitments of scarce multifamily zoning. A proposal must indicate how it meets the needs of the community in which the site is to be built, the general need for AFH and reduction of illegal housing and the interests of the Town as a whole.

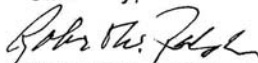
Despite the barriers to affordable housing erected by Huntington itself cited above, the Town signs a legally binding certification each year to "affirmatively further fair housing". It does so to secure substantial sums of Community Development Block Grants from the federal government. Unfortunately, the certifications are not supported by the facts.

Since this is this is a year for new beginnings: the beginning of a new decade and the beginning of a new five year Consolidated Plan, it would be a good time to turn to a new page in support of affordable housing in Huntington.

- A perfect first step would be "to do the right thing" and approve the original application from SBJ for 90 two-bedroom and 32 three-bedroom rental apartments affordable to households with incomes no greater than 80% of median income.
- Another "right thing to do" is to rescind the restrictive covenant on accessory apartments for the 75 four and five-bedroom homes at the Greens.
- Issue a positive declaration for the Amendment to the Affordable Housing Law,
- Describe with specifics, the other actions the Town will take to "Remove Barriers to Affordable Housing."

We appreciate the opportunity to comment on the draft Consolidated Plan. Please send us a copy of the CP as finally submitted to HUD. Better still if it were made available online.

Sincerely,


Robert W. Ralph
President

Enclosure: Letter of 2/18/2010 to Huntington Planning Board with copies to
Huntington Town Board from Skadden, Arps Slate, Meagher & Flom LLP

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The following are responses to letters received by the Agency during the comment period. The response for the Ruland Road questions is as follows:

There is a tremendous need for one-bedroom equity apartments for next generation housing for our young people as well as seniors and middle aged residents. As stated on page 37 of the five year plan in the Town of Huntington from 1990 to 2000 we have lost 866 one-bedroom equity units. Only 22% of current affordable equity housing units are one-bedroom units and all of those units are located in Huntington Station.

With construction of one-bedroom equity units at Ruland Road we will more than double the number of one-bedroom equity units in the Town. Moreover, as the only existing one-bedroom equity units in the Town are located in Huntington Station, the building of these units will allow residents in other areas of the Town to apply for the opportunity to own a one-bedroom equity unit in the Town of Huntington. In addition, by constructing these one-bedroom equity units we will not only be able to help stem the "brain drain" of young people out of Huntington but also help seniors and middle aged residents that are trying to downsize.

The following are responses to letters received by the Agency during the comment period. The response for the Accessory Apartment Town Code Ordinance questions is as follows:

The Town of Huntington Accessory Apartment Ordinance has created a total of 1,940 units throughout the Town without financial government assistance. This Ordinance is like a special use permit that must be renewed and inspected each year by the Town of Huntington Code Enforcement Department.

This allows seniors, and families who have large homes to divide their home, and provide living space for another family, helping them with their taxes, living expenses and in some cases prevent foreclosures. Without this use, the Town would have to evict persons who rented apartments in their homes because they are in a single family area. In the past five years this ordinance has created 208 units of safe decent housing.